

Main Street, York YO61 1JZ

£169,995

**Stephensons**  
estate agents & chartered surveyors



With origins dating back to the mid-1800s and offered on the open market for the first time in over 30 years, this charming 1 bedroom cottage presents an exciting opportunity to update and reimagine a compact yet characterful interior into a cosy home or an Airbnb investment in a picturesque village less than 4 miles east of Easingwold and just 8 miles north of York.

Tenure: Freehold  
 Services/Utilities: Electricity, Water and Sewerage are understood to be connected  
 Broadband: Up to 76 Mbps\* download speed  
 EPC Rating: F - 30  
 Council Tax: A - North Yorkshire Council  
 Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



A charming sitting room, complete with exposed beams and a rustic red brick feature fireplace, provides a warm and inviting welcome to this fabulous 19th-century cottage. From here, a door leads into a 12'2" (3.71m) galley-style kitchen, also featuring exposed beams, a stainless steel sink with drainer, worktops, space for freestanding appliances and a door opening out to the rear courtyard.

A steep staircase rises from the sitting room to the first floor, where the bedroom area continues the cottage's character with further exposed beams and a window overlooking the pretty village Main Street. A door off the bedroom leads through to the en-suite bathroom featuring fitted wardrobes and storage, wash basin, toilet and a bath with a shower above.

Additional internal features include a combination of single and double glazing, an LPG-fired central heating system and excellent scope for buyers to update and restyle both the kitchen and bathroom to their own taste.

Externally, parking is available on-street and to the rear there is a shared courtyard area providing a low-maintenance "lock-up-and-leave" outdoor space. Please note, there is a pedestrian right of way across the courtyard in favour of all 4 cottages.

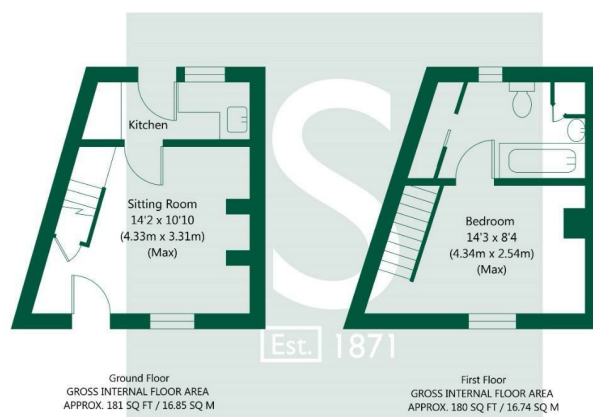
**AGENTS NOTE**

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Langley Cottages, Stillington, York, YO61 1JZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 361 SQ FT / 33.59 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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