



## RED OAKS LANGRICKGATE LANE EAST COTTINGWITH, YO42 4TH

£1,500

Nestled in the charming village of East Cottingwith, this beautifully presented detached bungalow with impressive 1,708 square feet, the property boasts lovely open kitchen dining room, generous lounge, conservatory and three well-proportioned bedrooms, there is ample room for family.

The bungalow features bathroom and separate shower room ensuring convenience for all occupants. Set within a generous 0.64-acre garden (approx), the outdoor space is perfect for gardening enthusiasts or those seeking a tranquil retreat. The expansive garden provides a wonderful opportunity for outdoor activities, family gatherings, or simply enjoying the serene surroundings.

The property offers parking for around five cars, along with a garage for additional storage or secure parking. The peaceful setting of East Cottingwith village enhances the appeal of this delightful home, making it an ideal choice for families or individuals looking for a quiet yet accessible location.



Cartref Lettings

L I C E N S E D   A G E N T



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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