



Low Farm Cottage Bolton Percy £1,050 Per Month

A recently renovated semi-detached cottage in quiet rural position convenient for access to Leeds, York and A64. Unfurnished. Electric heating, UPVC double glazing. Living room, dining room, with log burner. New fitted kitchen with a range of wall and base units fridge/freezer & washer, bathroom/WC. Two double bedrooms. Garden to front and rear, parking space.

NO SMOKERS. NO PETS.



DESCRIPTION

Dining Room. Approx 14`11" x 11`6" (4.55m x 3.51m) with log burner recessed to chimney breast, tiled hearth/recess.

Kitchen. Approx 10`10" x 5`6" (3.30m x 1.68m) Recently renovated kitchen with a range of wall and base units, sink with mixer tap and drainage board connected, freestanding fridge freezer and washing machine. 4 ringed electric hob and oven.



Lounge. Approx 15`3" x 11`3" (4.65m x 3.43m) with electric fire to brick fireplace extending to recess, tiled plinth, electric storage heater, double glazed sliding patio door to front.

Inner Hall. With electric storage heater, staircase to first floor.

Bathroom/WC. Recently refurbished fully tiled house bathroom with modern three piece suite, briefly comprising of a panelled bath with waterfall shower over, wash basin and low flush WC.

First Floor Landing.

Bedroom (front). Approx 15`3" x 11`7" (4.65m x 3.53m) with electric storage heater.

Bedroom Two (front). Approx 12`3" x 11`6" (3.73m x 3.51m) with electric storage heater, recessed cupboard housing hot water cylinder with immersion heater.



Outside. Car parking space for 1-2 car, garden enclosed by low brick wall, and one brick outbuilding (nearest the property). To the rear is a lawned garden with far reaching countryside views.

Services: Electric Heating, Mains water and drains.

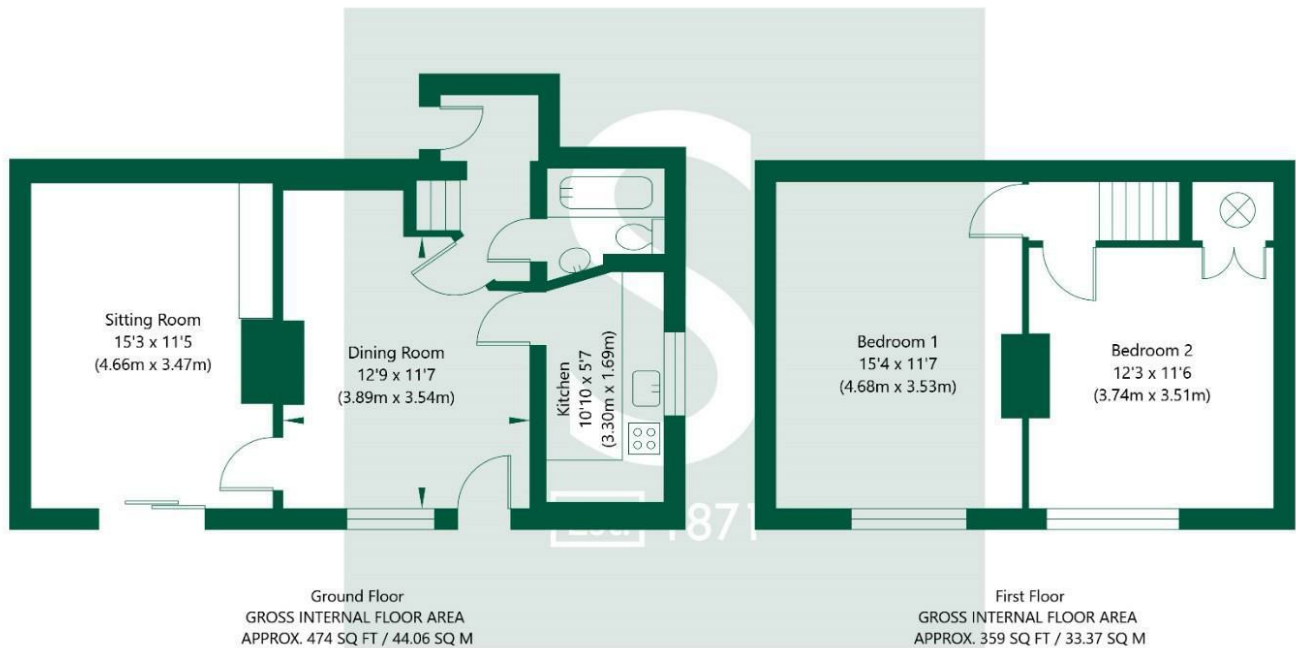
Council Tax: Selby District Council - Band C

EPC: 39 (E)

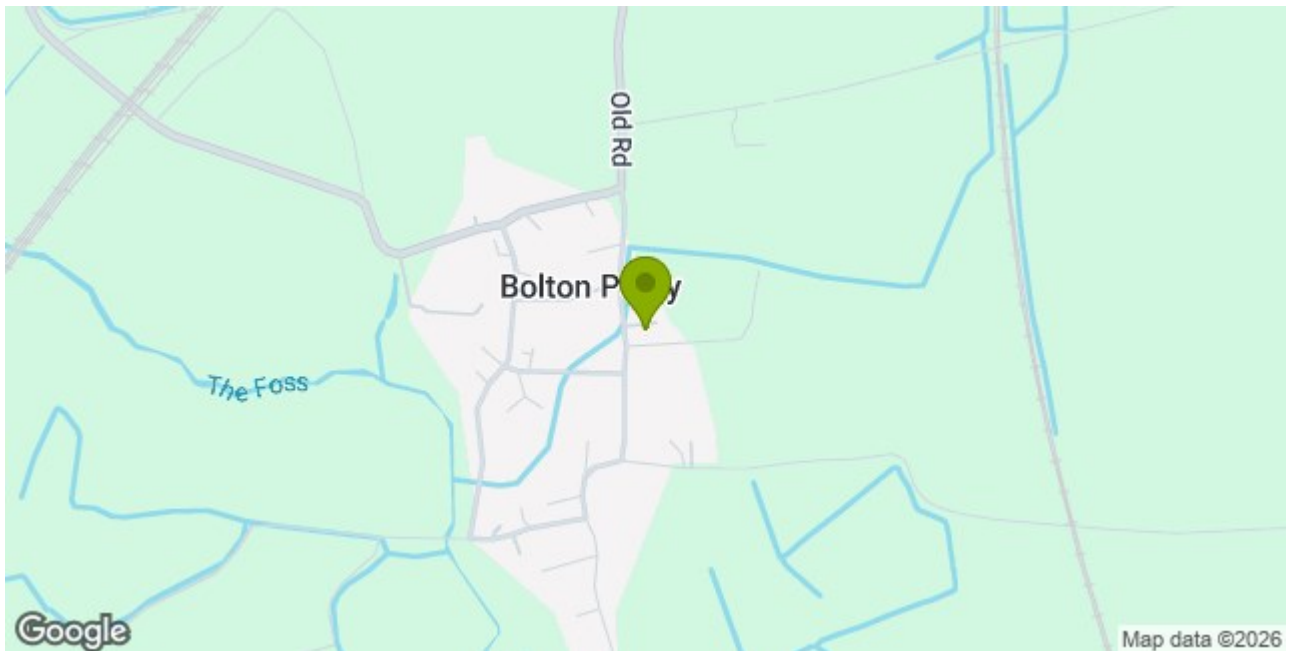
Viewings: via York Office 01904 625533



Bolton Percy, York, YO23 7AH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 833 SQ FT / 77.43 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

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