



## 2 Kiln Cottage

Cliffe Common, YO8 6EF

**Offers In The Region Of £229,950**

Looking for a cottage property 'away from it all' with a fabulous garden and huge wildlife pond?

Sitting peacefully on Cliffe Common, Selby, Kiln Cottage is a charming semi-detached cottage that offers a delightful blend of countryside living and modern comfort. This lovely property features one inviting reception room, perfect for relaxing with the open fire. With two well-proportioned bedrooms, it provides ample space for a small family or those seeking a peaceful retreat.

The cottage boasts a beautifully maintained bathroom and is presented in excellent condition throughout, with neutral decor that allows for personal touches to be added. The interior is bright and airy, creating a welcoming atmosphere that you will be proud to call home.

One of the standout features of Kiln Cottage is its enchanting rear garden, a true haven for gardening enthusiasts. This outdoor space is not only a perfect spot for cultivating plants but also includes a serene pond, adding to the tranquil ambiance of the garden. Imagine spending sunny afternoons tending to your flowers or enjoying a quiet moment by the water.

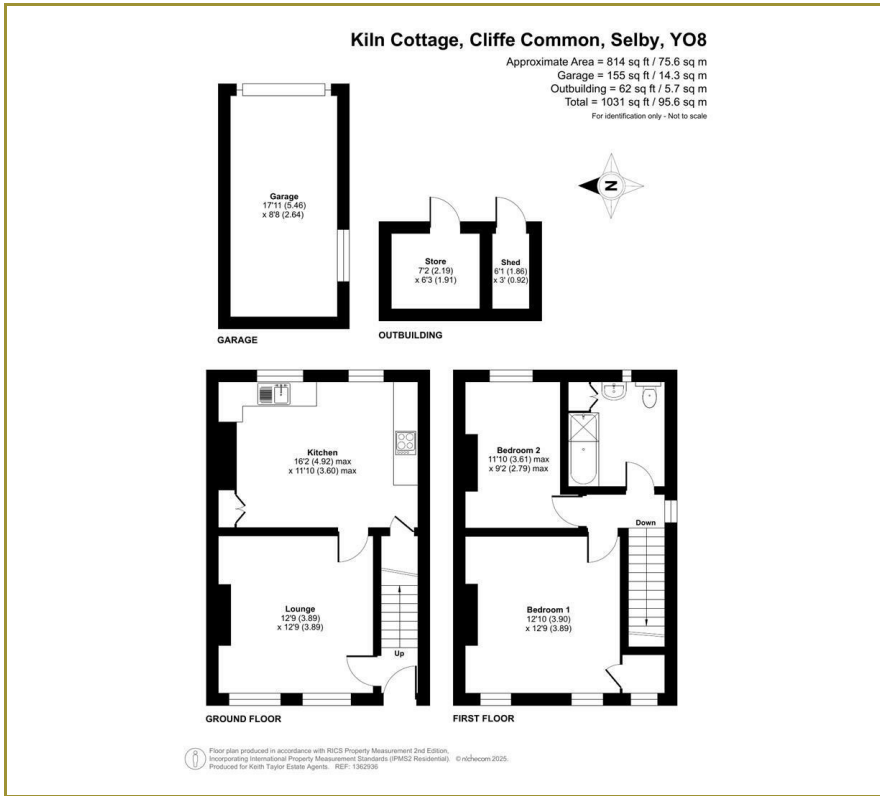
For those who require parking, the property offers space for two vehicles, ensuring convenience for you and your guests. The surrounding countryside is ideal for leisurely walks, allowing you to fully embrace the natural beauty of the area.

Kiln Cottage is a wonderful opportunity for anyone looking to enjoy a peaceful lifestyle in a stunning rural setting. With its excellent condition, charming features, and idyllic location, this property is sure to capture your heart.

- **\*\* CHAIN FREE \*\***
- Larger Than Average End Cottage
- 2 Double Bedrooms
- Modern Bathroom
- Spacious Kitchen
- Lounge with Open Fire Place
- **STUNNING REAR GARDEN - With Large Wildlife Pond**
- Detached Garage and Off Street Parking
- 1 Useful Outhouses
- Semi Rural Countryside Location



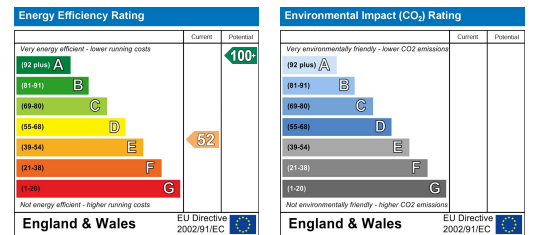
# Floor Plan



# Area Map



# Energy Efficiency Graph



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