



Sunny Holme The Terrace | Oswaldkirk, York

A characterful three bedroom semi-detached cottage with the benefit of off-street parking and delightful gardens to the front, side and rear. Whilst the property would now benefit from a programme of modernisation and improvement, Sunny Holme offers scope to create a charming family home in this popular rural village. Oswaldkirk benefits from a local church and active village hall with community activities, and is within the Howardian Hills Area of Outstanding Natural Beauty.

- A charming three bedroom character cottage
- Three bedrooms and house bathroom
- The property does now require a programme of modernisation and upgrading
- Kitchen, dining room, and living room
- Delightful gardens with open views to the south elevation
- No onward chain

Guide Price £325,000



Sunny Holme The Terrace | Oswaldkirk, York



ACCOMMODATION

ENTRANCE HALL

10'4 x 5'11 (3.15m x 1.80m)

A timber framed entrance door leads into the entrance hall, with timber parquet floor, 'Dimplex Quantum' electric storage heater, and staircase to the first floor.

CLOAKROOM

5'7 x 3' (1.70m x 0.91m)

Low flush wc, and opaque timber framed single glazed window to the rear.

SITTING ROOM

13'8 x 11'1 (4.17m x 3.38m)

A dual aspect room with timber framed single glazed windows to the front and rear, open fireplace on a tiled hearth with tiled surround and timber mantelpiece, and picture rail.

DINING ROOM

13'9 x 12' (4.19m x 3.66m)

A dual aspect room with timber framed single glazed windows to the side and rear, 'Dimplex Quantum' electric storage heater, open fireplace on a stone hearth with stone surround and mantelpiece, and picture rail.

REAR LOBBY

5'2 x 4'6 (1.57m x 1.37m)

Door to outside.



KITCHEN

9'7 x 8'8 (2.92m x 2.64m)

Fitted with a range of base and wall mounted unit and work surfaces over, stainless steel sink and drainer. Side aspect timber framed single glazed window, and 'Dimplex Quantum' electric storage heater.

PANTRY CUPBOARD

5'1 x 4'8 (1.55m x 1.42m)

With shelving and cupboard space, and timber framed single glazed window to the rear.

TO THE FIRST FLOOR

LANDING

17'4 x 6' (5.28m x 1.83m)

Rear aspect timber framed single glazed window, and airing cupboard housing hot water cylinder and shelving.

BEDROOM 1

13'9 x 11'1 (4.19m x 3.38m)

Rear aspect timber framed single glazed window, and open fireplace with tiled hearth, surround and mantelpiece.

BEDROOM 2

12'1 x 11'7 (3.68m x 3.53m)

Rear aspect timber framed single glazed window, open fireplace with tiled hearth, surround and mantelpiece, and built-in cupboard.

BEDROOM 3

9'7 x 8' (2.92m x 2.44m)

Front aspect timber framed single glazed window, built-in cupboard.



BATHROOM

6'2 x 5'11 (1.88m x 1.80m)

A three-piece suite comprising panelled bath with Triton electric shower over, low flush wc, and pedestal wash hand basin. Opaque timber framed single glazed window to the front.

OUTSIDE

The property is approached along a steep driveway, with off-street parking provision off The Terrace. There is a garden area to the front of the property with herbaceous borders and central walkway, and a hardstanding area with garden shed. The gardens extend to the side leading onto the extensive and delightful rear gardens with lawned areas and herbaceous borders, enjoying superb open views to the south, and greenhouse.

SERVICES

We understand that the property is connected to mains electricity, water, and drainage supplies. Electric storage heaters to some rooms. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

DIRECTIONS

From our Malton office, proceed on the B1257 towards Oswaldkirk, passing through Hovingham and Stonegrave before turning left on to the B1363 signposted for Oswaldkirk. Continue down Oswaldkirk Bank and take the first left turn on to The Terrace. Sunny Holme can be found on your right hand side, clearly identified by our BoultonCooper 'For Sale' board. Postcode: YO62 5XZ.

COUNCIL TAX BAND

We are verbally informed the property lies in Band D. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

ENERGY PERFORMANCE RATING

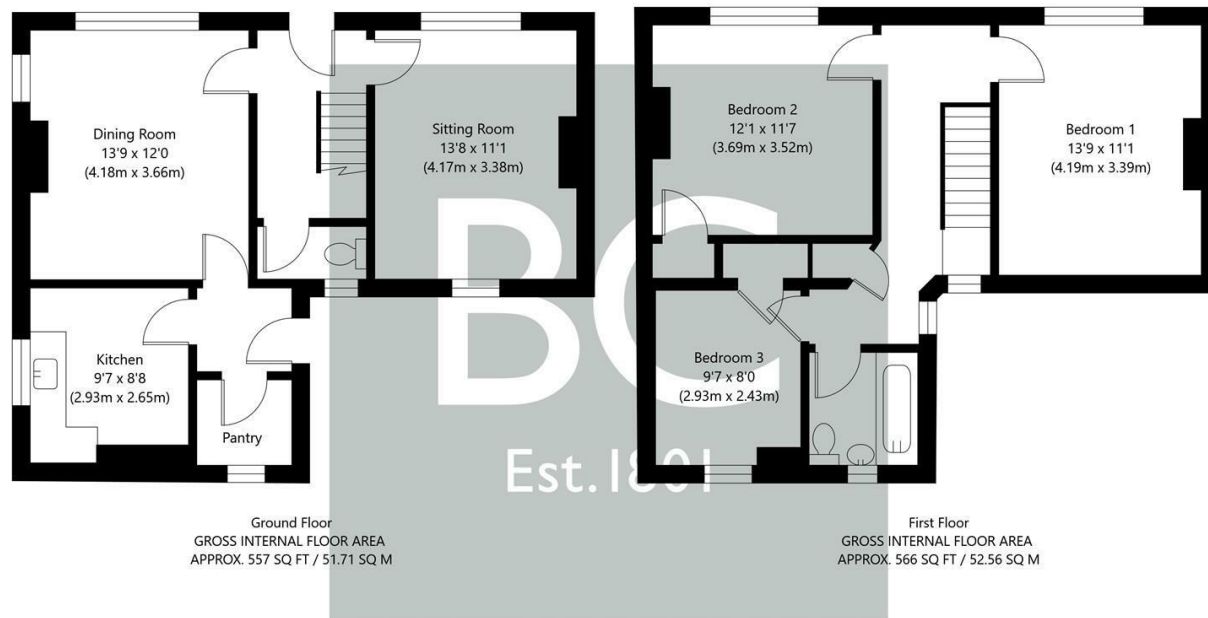
Assessed in Band F.

AGENT NOTE

Should interested parties choose to drive on to The Terrace in researching the locality, please note it is a single track lane with a designated turning area at the western end prior to the farm, to enable a safe return along the lane. Please do not utilise private driveways for this purpose.



Sunny Holme The Terrace | Oswaldkirk, York



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1123 SQ FT / 104.27 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
 www.exposurepropertymarketing.com © 2022



VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

D

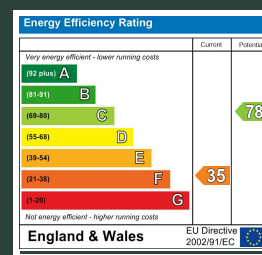
ENERGY PERFORMANCE RATING

F

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk



boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract, (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801