



## 2 Warren Cottages Great Edstone | York

A good-sized two bedroom mid terrace house located centrally within the delightful village of Great Edstone. The property also benefits from an enclosed garden, garage and off street parking.

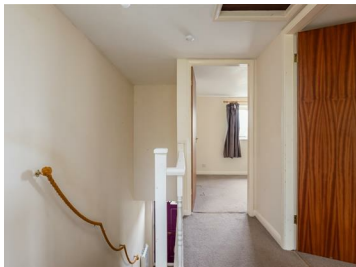
Great Edstone is a sought after rural village with a village hall and church, situated two miles from the town of Kirkbymoorside and approximately 8 miles from both the popular market towns of Pickering and Helmsley with their extensive amenities, and on the edge of the North York Moors National Park.

- A generous two bedroom mid terrace property
- Two bedrooms and family bathroom
- The property would now benefit from a programme of modernisation
- Entrance hall, sitting room, kitchen
- Enclosed rear garden and garage



**Guide Price £210,000**

# 2 Warren Cottages Great Edstone | York



## ACCOMMODATION ON THE GROUND FLOOR

### ENTRANCE HALL

Electric storage heater, staircase to first floor.

### SITTING ROOM

11'9" x 17'0" (3.58m x 5.18m)

Open fireplace on slate heath, brick surround with timber mantel, timber single glazed window to the front, electric storage heater.

### KITCHEN

15'2" x 9'9" (4.62m x 2.97m)

Range of fitted base and wall mounted units, stainless steel sink and drainer with chrome mixer tap, tiled splashback, single electric oven with four ring hob and extractor fan over, plumbing for washing machine, understairs storage heater, uPVC double glazed window to the rear, electric storage heater, tiled floor.

## TO THE FIRST FLOOR

### LANDING

Loft hatch, electric storage heater.

### BEDROOM 1

12'6" x 9'10" (3.81m x 3.00m)

Timber single glazed window to the front, electric storage heater, storage cupboard.

### BEDROOM 2

7'11" x 14'6" (2.41m x 4.42m)

Timber single glazed window to the rear, electric storage heater, 2no. storage cupboards, one housing hot water cylinder.

### FAMILY BATHROOM

Three piece suite comprising panelled bath with electric shower over, low flush wc, and pedestal wash hand basin, fully tiled, extractor fan.



## OUTSIDE

There is a lawned garden with flagged walkway and stone wall to the front of the property. To the rear a shared access leads to a single garage and enclosed private lawned garden.

## SERVICES

We understand that the property is connected to mains electricity, water and drainage. Electric central heating. 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 upon completion.

## VIEWING

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

## WHAT3WORDS

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## COUNCIL TAX BAND

We are verbally informed the property lies in Band B. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

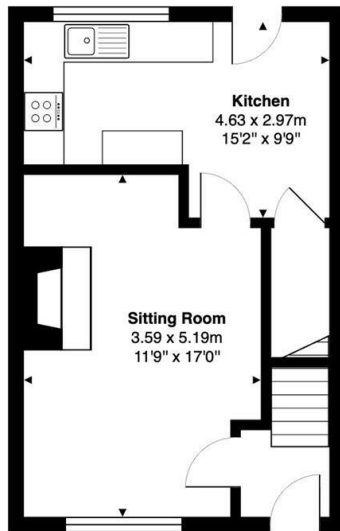
## ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Malton Office.

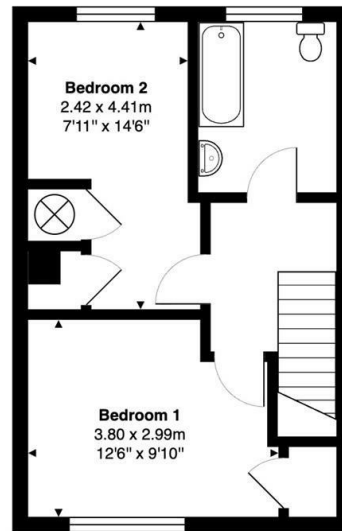


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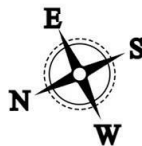
## 2 Warren Cottages, Great Edstone, YO62 6PD



**Ground Floor**  
Gross Internal Area: 34.8 m² ... 375 ft²



**First Floor**  
Gross Internal Area: 35.1 m² ... 378 ft²



Gross Internal Area: 69.9 m² ... 753 ft²

All measurements are approximated for display purposes only and should be independently verified  
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www.matthillier.co.uk

### VIEWING

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### COUNCIL TAX BAND

B

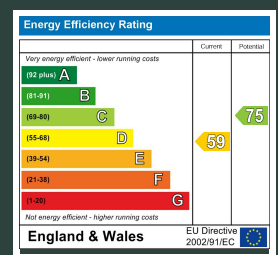
### ENERGY PERFORMANCE RATING

D

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[boultoncooper.co.uk](http://boultoncooper.co.uk)



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**BC**  
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