



Arch Cottage | Allerthorpe, York

Arch Cottage comprises a deceptively spacious detached cottage within the ever-popular village of Allerthorpe. The property comprises two bedroom accommodation, but stands on a substantial plot with gardens to all sides, with scope for extension/additions, subject to the necessary consent. No onward chain and viewings essential.

- Two bedroom detached cottage
- Substantial gardens and grounds
- Detached garage and store
- Popular village location
- No onward chain
- Viewing essential



Guide Price £285,000

Arch Cottage | Allerthorpe, York



ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

Built-in cupboard, tiled floor.

SITTING ROOM

12'11" x 11'11" (3.94m x 3.63m)

Front aspect uPVC double glazed window, fireplace (blocked off) with brick surround and tiled hearth, TV aerial point, double radiator.

DINING ROOM

13'2" x 12'10" (4.01m x 3.91m)

Front and side aspect uPVC double glazed windows, decorative fireplace on tiled hearth with brick surround and timber mantelpiece. Door to enclosed staircase to first floor, under stairs cupboard, double radiator.

KITCHEN

11'9" x 7'5" (3.58m x 2.26m)

Rear aspect uPVC double glazed and single glazed windows, door to outside, range of fitted base and wall mounted units with work surfaces over, 1.5 bowl stainless steel sink and drainer with chrome mixer taps, space for cooker, plumbing for washing machine, double radiator.

BATHROOM

8' x 5' (2.44m x 1.52m)

Rear aspect opaque uPVC double glazed window, three piece suite comprising panelled bath with mixer shower and taps over and glazed screen, wc, pedestal wash hand basin, double radiator.

UTILITY AREA/STORE

10'8" x 4'3" (3.25m x 1.30m)

Door to outside rear and accessed externally.

TO THE FIRST FLOOR

LANDING

BEDROOM 1 (NE)

Front aspect uPVC double glazed window, fitted wardrobe, double radiator.



BEDROOM 2 (SE)

Front aspect uPVC double glazed window, over stairs cupboard housing the Worcester gas fired boiler, two separate cupboards, double radiator.

OUTSIDE

Arch Cottage is situated on a delightful and extensive garden plot, ideally located within the village. To the outside, there is a gravelled driveway to the side, providing generous off-street parking and leading to a detached garage and brick outbuilding. There is a small forecourt garden to the front, and substantial lawned gardens with herbaceous borders and patio areas to the rear and side.

DETACHED GARAGE

16'3" x 8'3" (4.95m x 2.51m)

Up and over door to the front, concrete floor.

DETACHED BRICK OUTBUILDING

10'11" x 9'5" (3.33m x 2.87m)

Brick construction under a CI roof, earth floor, 2 no. side doors.

SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating. All the services have not been tested, but we assume they are in working order and consistent with the age of the properties.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

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

COUNCIL TAX BAND

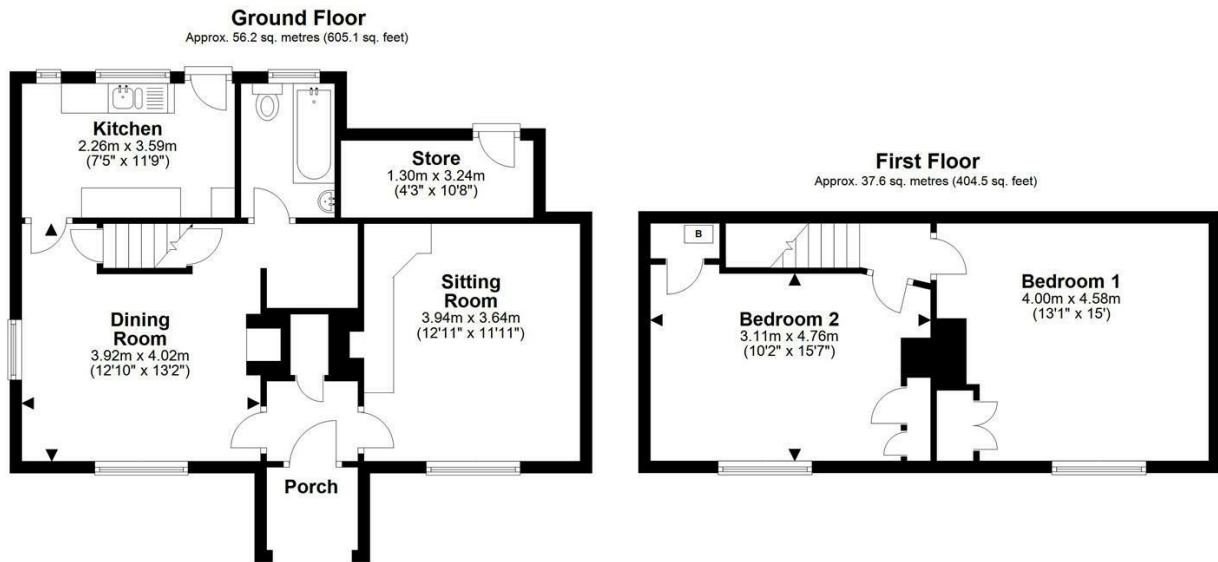
We are verbally informed the property lies in Band D. Prospective purchasers are advised to check this information for themselves with East Riding Council 01482 393939.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed at our Malton office or online.



Arch Cottage | Allerthorpe, York



Total area: approx. 93.8 sq. metres (1009.5 sq. feet)
Arch Cottage, Allerthorpe

VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

D

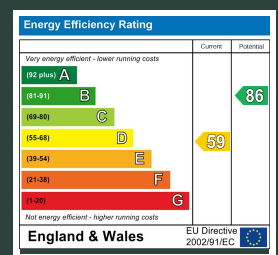
ENERGY PERFORMANCE RATING

D

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