Springfield Cottage, 2 West End | Bulmer

A good-sized mid-terraced stone property in the heart of the ever popular North Yorkshire village of Bulmer. The property boasts a large rear lawned garden and ample off-street parking to the rear, and enclosed garden to the front.
Springfield Cottage now requires a programme of modernisation and improvement and offers scope for extension, subject to the necessary consents.
VIEWING ESSENTIAL

- Mid-terraced stone cottage
- Three bedrooms and family bathroom
- Gravelled parking area to the rear
- In need of a programme of modernisation and upgrading
- Entrance hall, living room, kitchen and conservatory
- Front and rear gardens
- Sought-after village location
- NO ONWARD CHAIN

Guide Price £275,000

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ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL
Staircase to first floor.

LIVING ROOM
13'8" x 11'8" (4.17m x 3.56m)
Cast iron wood burning stove on stone hearth with timber mantelpiece, understairs cupboard, timber framed single glazed window to the front.

KITCHEN
8'9" x 12'8" (2.67m x 3.86m)
Range of fitted base units, stainless steel sink and drainer with chrome taps, timber frame single glazed window to the rear, door to pantry.

PANTRY
9'9" x 4'6" (2.97m x 1.37m)
Shelved, timber frame single glazed window to the rear.

CONSERVATORY
11'8" x 8'2" (3.56m x 2.49m)
Of timber construction, single glazed timber windows, plumbing for washing machine.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 (SW)
12'5" x 11'2" (3.78m x 3.40m)
Thermaster electric heater, timber frame single glazed window to the front, blocked up timber fireplace on slate hearth.

BEDROOM 2 (NW)
9'8" x 9'5" (2.95m x 2.87m)
timber frame single glazed window to the rear, airing cupboard housing hot water cylinder.

BEDROOM 3 (NE)
9'8" x 9'2" (2.95m x 2.79m)
timber frame single glazed window to the rear.

BATHROOM
Three piece suite comprising timber panelled bath with electric shower over, low flush wc, pedestal wash hand basin, opaque single glazed window to the front.

OUTSIDE
To the front, there is an enclosed lawned garden to the front with established hedgerow boundaries. To the rear there is a gravelled parking area, timber shed and long narrow tree lined lawned garden beyond.

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AGENT NOTE
There is evidence of a badger sett at the northern end of the garden. Any buyer would need to make their own investigation and seek the appropriate advice, where applicable.

SERVICES
Mains water, electricity and drainage. 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 with no onward chain. The property is currently owned by the Castle Howard Estate. As part of the disposal of this property, the following covenants will apply:
1) The purchasers and their successors in title will be required to obtain permission from the Estate to erect any structure or building on the property.
2) The entirety of the property is to be occupied as a single dwelling only.

VIEWING
Strictly by appointment with the Agents. Tel: 01653 692151.

WHAT3WORDS
///miss.twinkled.toward

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

ENERGY PERFORMANCE RATING
Assessed in Band F. The full EPC can be viewed at our Malton Office.

ENVIRONS
Bulmer is a delightful North Yorkshire village with an array of services and amenities in the neighbouring village of Welburn, including primary school and active village hall and church; pub and restaurant and bakery, deli and café. Bulmer is conveniently located 7 miles south-west of Malton and 14 miles from the City of York. The magnificent Castle Howard Estate is also on the doorstep.

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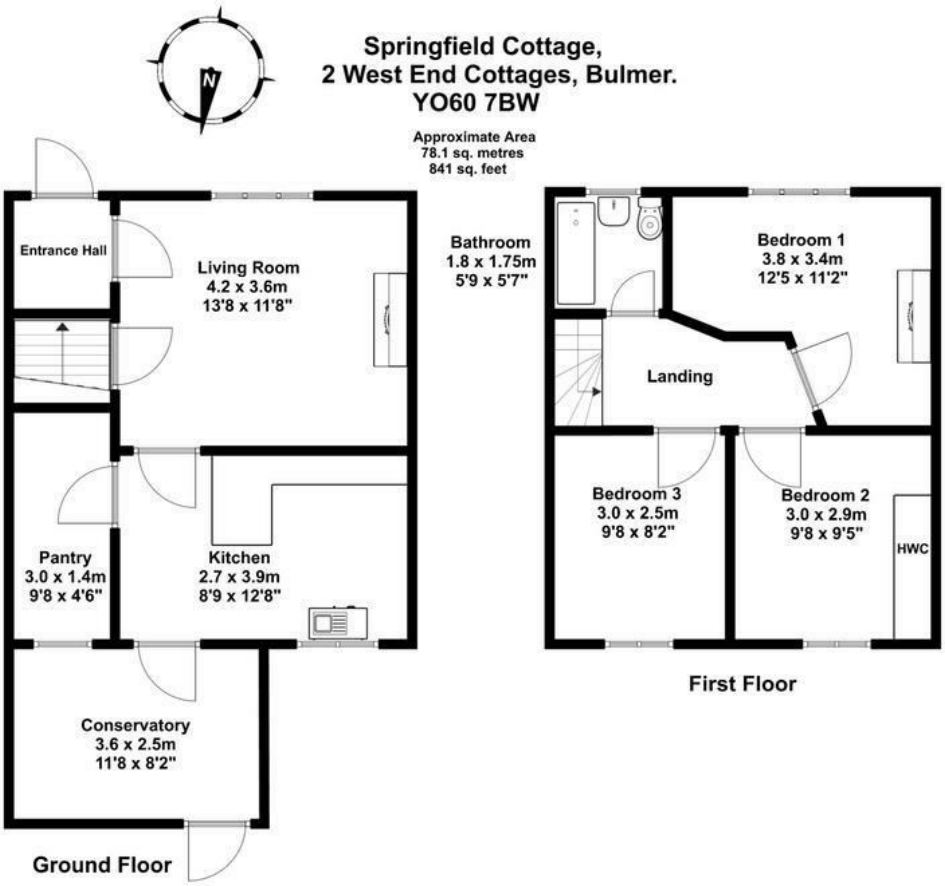

VIEWING

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COUNCIL TAX BAND

C

ENERGY PERFORMANCE RATING

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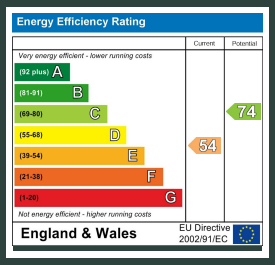

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