



## Newton On Ouse, York Guide Price £280,000

A beautifully presented 2 bedroom semi-detached cottage in a picturesque village just over 6 miles north of York featuring a sitting room with wood burning stove, stylish dining kitchen, fab home office and a period style bathroom, complemented by a delightful south facing rear garden.

\*\*\* NO ONWARD CHAIN \*\*\*

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## Inside

Comprehensively refurbished in 2022 and 2023, this beautiful cottage features a charming sitting room with invaluable built-in storage, wood burning stove and a sliding barn style door through to a stylish dining kitchen with painted ceiling beams and staircase to the first floor and a newly fitted kitchen with minerva worktops, complemented by an inset sink unit, storage cupboards and integrated appliances to include a fridge, touch control hob and a fan assisted oven and grill.

Leading off the kitchen is a useful rear lobby/utility room with integrated dishwasher and washer/dryer, door out to the rear garden and access into a home/office, currently used as a single 3rd bedroom.

The first floor landing leads off into 2 double bedrooms (both with built-in storage) and a fabulous period style bathroom with a shower above the claw leg bathtub.

Other internal features of note include gas fired central heating and double glazing.

## Outside

Parking for the cottage is "on street" and the delightful part walled rear garden is south facing and has been landscaped to provide a decked seating area, lawn, kitchen garden and lavender border, complemented by 2 useful garden storage sheds, the largest of which being 6'8" x 5'6".

We have also been advised that Box Tree Cottage comes with the benefit of a gated pedestrian right access into the rear garden off Shop Hill through a passage and across the rear garden of the adjoining cottage called Myam.

## Tenure

Freehold

## Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

## Broadband Coverage

Up to 76\* Mbps download speed

\*Download speeds vary by broadband providers so please check with them before purchasing.

## EPC Rating

D

## Council Tax

C - North Yorkshire Council

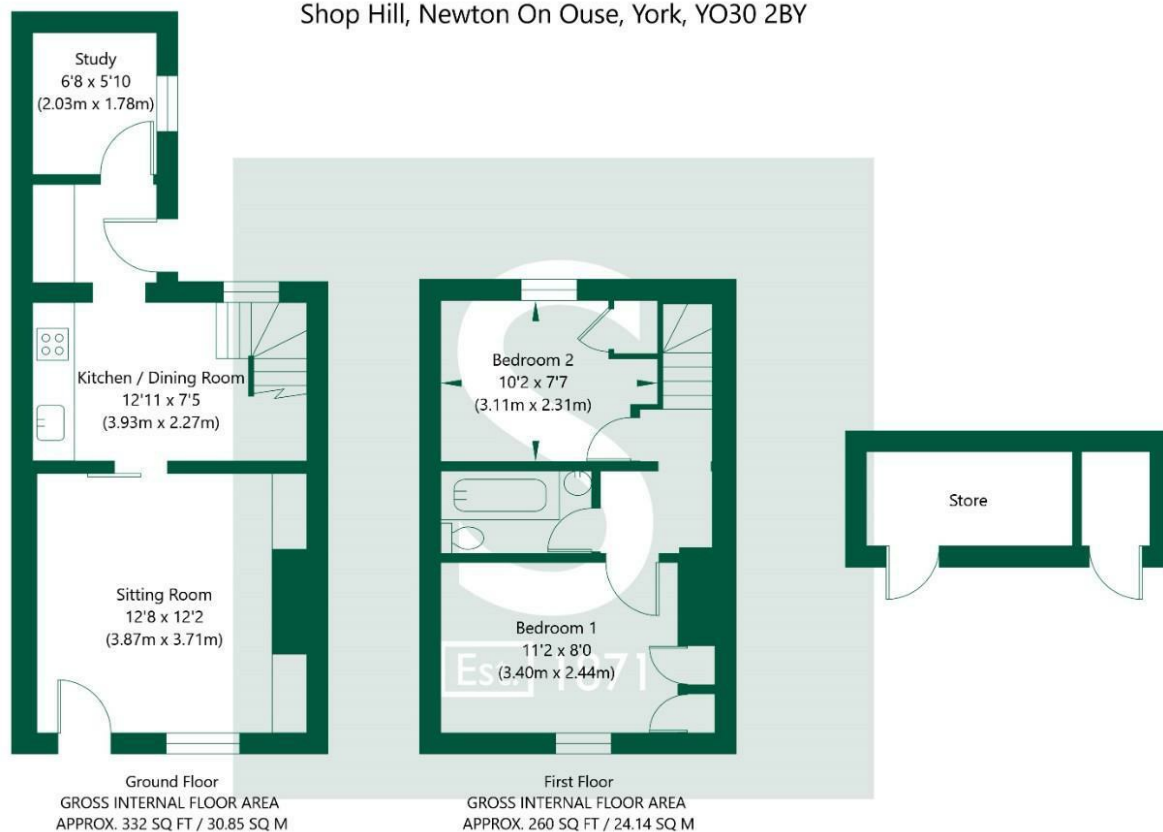
## Current Planning Permissions

No current valid planning permissions

## Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold

# Shop Hill, Newton On Ouse, York, YO30 2BY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 592 SQ FT / 54.99 SQ M - (Excluding Outbuilding)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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