

Church End, York YO60 6SY

£170,000

Stephensons
estate agents & chartered surveyors



A charming 2 bedroom mid terraced cottage enjoying an elevated position in a pretty village on the fringes of the Howardian Hills and only 7 miles from York. Offered with no onward chain, the property boasts a cosy sitting room with a wood burning stove, modern kitchen and a shower room, complemented by a low maintenance courtyard at the rear.

Tenure: Freehold
 Services/Utilities: Electricity, Water and Sewerage are understood to be connected
 Broadband: Up to 76 Mbps* download speed
 EPC Rating: E - 45
 Council Tax: B - North Yorkshire Council
 Current Planning Permission: No current valid planning permissions

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



A cosy sitting room, complete with an Aga wood burning stove, provides a warm welcome to this delightful village home. The room also benefits from recessed lighting, wall light points, useful storage cupboard and a part glazed door allowing access to a steep staircase rising to the first floor.

The kitchen is fitted with a range of modern base and wall units, complemented by worktop space with tiled splash backs, a stainless steel sink and drainer unit and space for freestanding appliances. Enjoying views over the courtyard, the kitchen leads through to a side lobby providing external access and a bi-folding door opening into a compact shower room with a walk-in shower cubicle, WC and a vanity unit with wash basin and practical storage space.

The first floor landing gives access to a double bedroom with a built-in wardrobe and an additional shelved storage cupboard, along with a single bedroom featuring further fitted storage.

Additional internal features include LPG central heating and double glazing throughout.

Externally, parking is "on-street" with steps leading up to the front garden which offers a low-maintenance, open-plan space with elevated views along Church End. To the rear, a shared passageway (with neighbouring Grant Cottage and Ascot) leads through to an enclosed courtyard, providing a further low-maintenance "lock-up and leave" garden area, along with two useful brick-built storage sheds.

Please note that the neighboring property, Ascot, benefits from a pedestrian right of way across the courtyard.

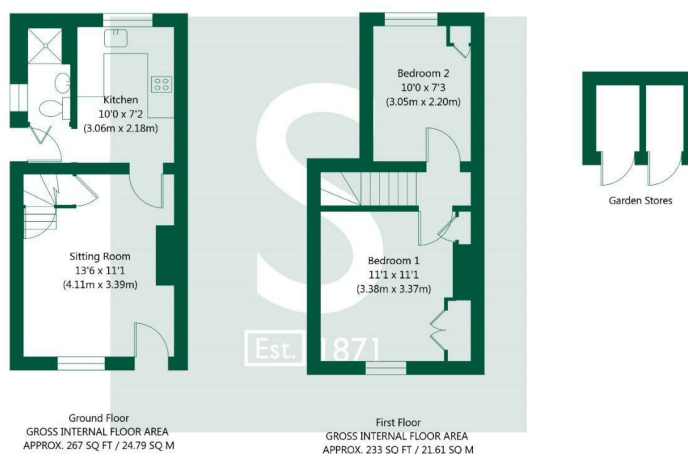
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Church End, Sheriff Hutton, York, YO60 6SY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 500 SQ FT / 46.4 SQ M - (Excluding Garden Stores)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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