Coxwold, York

£260,000

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*** WATCH OUR SOCIAL MEDIA TOUR NOW - FIRST VIEWINGS FROM WEDNESDAY 18TH MARCH *** A beautifully presented one bedroom cottage in a picturesque village nestled on the edge of the North York Moors National Park. Perfectly positioned just 25 minutes from York and under 15 minutes from both Helmsley and Thirsk, the property enjoys an idyllic rural setting while remaining within easy reach of vibrant market towns and historic city life. Whether you're searching for a "ready-to-go" holiday let or a cosy countryside retreat to call home, this delightful cottage offers a surprisingly spacious interior, off road parking and a lovely south-facing rear garden.

Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76Mbps*
EPC Rating: E - 52
Council Tax: To Be Confirmed
Current Planning Permission: No current valid planning permissions

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

A useful entrance lobby welcomes you in to this charming cottage and a traditional latch door leads you into a generous sitting room with a cosy wood burning stove, painted beams and a wonderful window seat with Main Street views and rural glimpses beyond. The impressive 21'10" (6.65m) long dining kitchen features timber worktops, freestanding appliance space, touch control hob and a fan assisted oven and grill plus a range of base and wall storage cupboards, complemented by more painted beams and a door leading directly out into the rear garden.

Another characterful traditional latch door leads off the sitting room into a larger than average double bedroom with a second window offering further Main Street views and rural glimpses beyond. The attractively appointed bathroom is just off the dining kitchen and features a shower over the bath, toilet, wash basin and a heated towel rail.

Other internal features of note include an oil fired central heating system and secondary double glazing.

The pretty south facing rear garden features a lawn, flowerbed borders, timber built storage shed, shingled seating area and pathway leading from the back door through the garden to a private parking area accessed via a shared service lane off Husthwaite Road.

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AGENTS NOTE
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Main Street, Coxwold, York, YO61 4AB

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 649 SQ FT / 60.3 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Associate Partners:
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I Jarvis MNAEA

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Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900