



Rose Cottage Garmancarr Lane, Wistow

Offers Over £300,000

- Desirable village location
- Utility & ground floor toilet
- En-suite to bedroom 1
- Three bedrooms over three floors
- Ample parking
- EER (TBC)
- Kitchen/Dining Room
- 1274 sq.ft

Tucked away in the heart of this highly desirable village, Rose Cottage is a charming and deceptively spacious three-storey home that is offered to the market with no upward chain.

Arranged over three floors, the accommodation extends to approximately 1,274 sq ft, making it ideal for families, professionals or those seeking flexible work-from-home space.

The property welcomes you into an entrance lobby with a staircase leading to the first floor and a door opening into the lounge. This inviting reception room is light and airy, benefitting from windows to both the front and side elevations. There is an attractive fireplace with granite hearth and electric fire. Double doors lead through to the kitchen/dining room, which is fitted with an extensive range of shaker style wall and base units complemented by laminate work surfaces and tiled flooring. The kitchen benefits further from a range of built in appliances which include a gas hob with extractor hood above, built in microwave, dishwasher and electric oven.

Beyond the kitchen, the space flows seamlessly into a dedicated dining area, finished with carpeting and featuring patio doors that open directly onto the rear garden, creating an ideal setting for both everyday living and entertaining. From the dining area, a door provides access to the utility room having provisions for laundry facilities, which in turn leads to a convenient ground floor WC.

The first floor comprises two generously proportioned bedrooms and the main house bathroom. Bedroom one is particularly spacious and enjoys plenty of natural light via a rear-facing window, whilst also benefitting from fitted wardrobes and an en-suite shower room comprising a shower, WC and wash hand basin. The second bedroom, also a comfortable double, is positioned at the front of the property and is complemented by a solid oak beam which adds character. The house bathroom is fitted with a panelled bath with shower attachment over and half glass screen, along with a wash hand basin, WC and chrome heated towel rail.

Located on the second floor, bedroom three is a flexible room ideal for use as a bedroom or home office. The space benefits from a Velux window providing ample natural light, along with useful eaves storage.

Rose Cottage is pleasantly positioned along Garmancarr Lane, a sought-after village setting. To the front, the property benefits from a long driveway providing ample off-street parking, complemented by a neatly maintained lawned area. The rear garden is a charming and private outdoor space, enclosed by brick walls that create a peaceful and secure setting. Immediately to the rear of the property is a paved patio area, ideal for outdoor seating, dining and entertaining. Steps lead down to a well-maintained lawn, bordered by established planting, shrubs and small trees. Furthermore, a single door provides access to the adjoining storeroom on the left elevation of the property, offering valuable storage for outdoor equipment.

Tenure: Freehold

Services/Utilities: Electricity, Water and Sewerage are understood to be connected. Oil central heating

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: TBC

Council Tax: North Yorkshire Council (C)

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

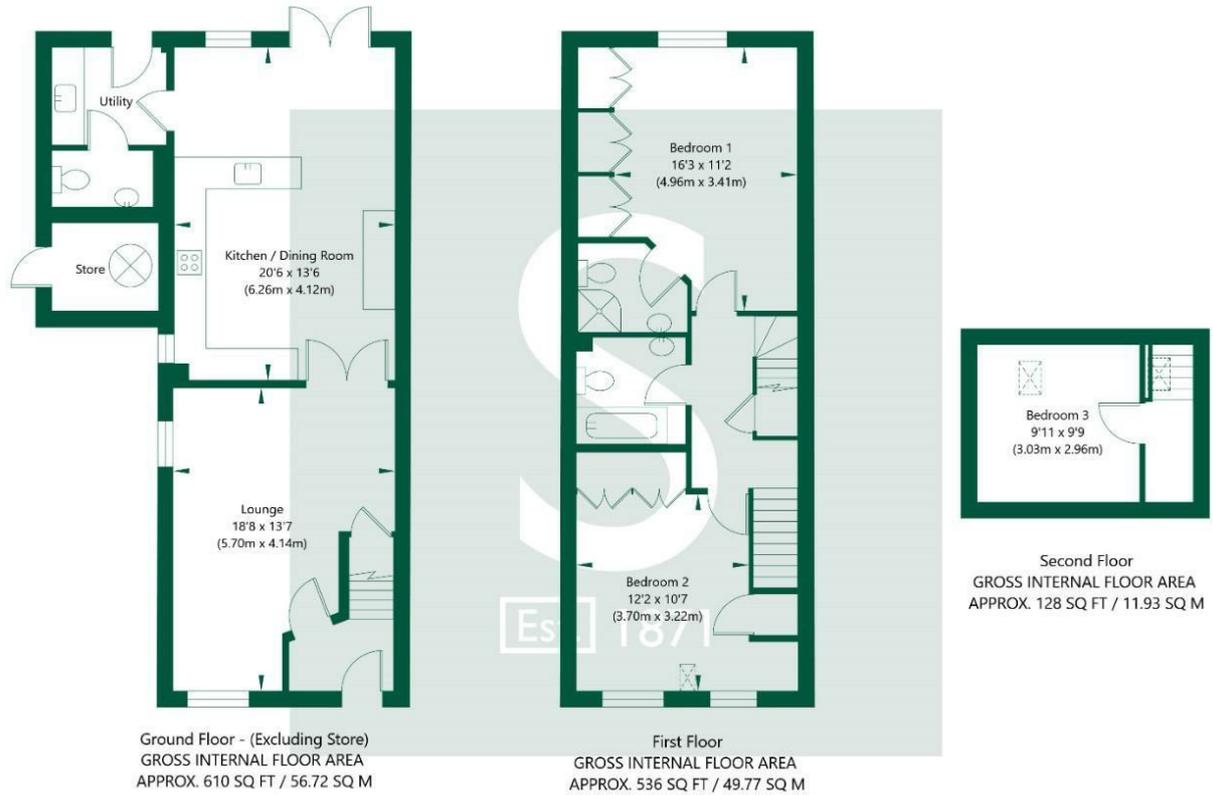
Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01757 706707

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





Garmancarr Lane, Selby, Wistow, YO8 3UW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1274 SQ FT / 118.42 SQ M - (Excluding Store)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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