



Corner Cottage, | Sinnington, YO62 6SD

An attractive character cottage situated in this popular and picturesque village of Sinnington in the North York Moors National Park overlooking the village green and river. The property is beautifully presented and modernised and provides good sized accommodation throughout and comprises: to the ground floor, sitting room, kitchen and dining room, two double bedrooms, bathroom and shower room to the first floor. To the exterior there is gated parking area and private flagstone patio providing seating area.

Sinnington is situated mid way between the market towns of Pickering and Kirkbymoorside which both provide a wide variety of shopping and recreational activities.

The village itself has a lovely country inn and there are many bridle pathways and lovely walks to enjoy close by.

NO ONWARD CHAIN



Guide Price £385,000

Corner Cottage, Riverside East, Sinnington



Accommodation Comprises

Entrance Door

Leads to:

Reception Lobby

Stairs to first floor landing, exposed timbers, meter cupboard, door to:

Sitting Room

14'7" x 14'7" (4.45m x 4.45m)

Feature fireplace with marble effect hearth, wood mantle and Jotul gas stove. Two central heating radiator, alcove with display shelves, exposed timbers to ceiling, double glazed bay window to the front elevation with wood panelling below, window seat.

Dining Room

14'4" x 12'7" (4.37m x 3.84m)

With attractive brick fireplace with stone and timber mantle, tiled hearth, open dog grate, built in cupboard, two central heating radiators, understairs storage cupboard, double glazed bay window to the front

elevation with wood panelling below and window seat. Window to the side elevation, exposed timbers to ceiling.

Fitted Kitchen

10'4" x 11' (3.15m x 3.35m)

Comprising 1 1/2 bowl drainer sink unit with mixer tap over, granite work surfaces, splash backs and window sill. Range of high quality wall and base units incorporating drawer compartments, pull out larder unit, built in fridge freezer, built in dishwasher and concealed washing machine and granite breakfast bar.

Built in oven with four ring hob and extractor canopy over with granite splash back, tiled flooring, central heating radiators, spot lighting to ceiling, door to outside. Concealed Worcester Bosch combi boiler and under floor heating.

First Floor

Landing

With two double glazed velux window, central heating radiator.





Good sized Master Bedroom

14'10" x 14'3" (4.52m x 4.34m)

With two velux windows and blinds, secondary double glazed window to the front elevation, wood panelling to ceiling, access to roof space, built in cupboard and central heating radiator.

Guest Bedroom

11'9" x 9'7" (3.58m x 2.92m)

With feature fireplace, built in cupboard with hanging space, shelving and fuse box, central heating radiator, wood panelling to ceiling, secondary double glazed window to the front elevation.

Luxury Fitted Bathroom

Comprising panelled bath with shower unit over, complimentary wall tiling, wash hand base with mixer tap over and cupboards below, low flush w.c., bidet, granite work surfaces, further tile splash backs, two windows, one with tiled window sill and central heating radiator and under floor heating. Tiled flooring and spot lighting to ceiling.

Separate Shower Room

With good sized shower cubicle with shower unit, wash hand basin with mixer tap, fully tiled walls, low flush w.c., ladder style heated towel rail and double glazed velux window. Tiled flooring with underfloor heating, extractor fan, display shelving.

Outside

Flagstone patio area with dwarf wall, garden shed, double timber gates lead to driveway, further pedestrian access gate. Hedgerow to the boundary providing a private seating area.

Services

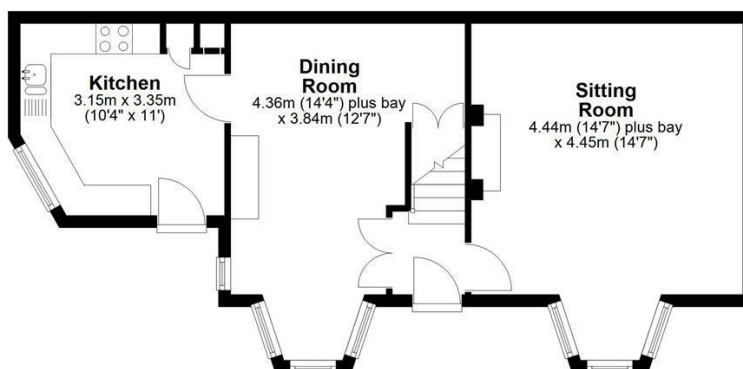
Mains electricity, gas, water and drainage.



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Ground Floor

Approx. 50.5 sq. metres (543.4 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.8 sq. feet)



Total area: approx. 98.1 sq. metres (1056.3 sq. feet)

Corner Cottage, Sinnington

VIEWING

Strictly by appointment with the agents.

COUNCIL TAX BAND

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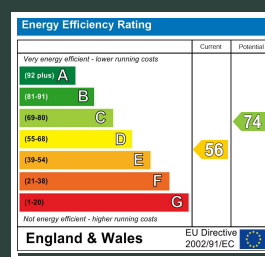
ENERGY PERFORMANCE RATING

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