

3 Hill Cottages | Rosedale East, YO18 8RG

Situated in the picturesque dale of Rosedale which lies in the heart of the North York Moors National Park, 3 Hill Cottages is set amidst spectacular scenery where wide ranging views can be enjoyed from the rear garden over the surrounding countryside and moorland.
This terraced cottage offers superb well presented and appointed accommodation comprising
delightful sitting room with feature fireplace, well fitted kitchen/breakfast room and utility room. To the first floor there are two good sized bedrooms and shower room.
Rosedale offers a range of facilities to include general store with cafe, tea room, village inn, church and village school. The wider commercial facilities are available in the nearby market towns of Pickering and Kirkbymoorside.
Internal viewing highly recommended.





Guide Price £265,000

BoultonCooper

BC Est. 1801

3 Hill Cottages | Rosedale East, Pickering.







Accommodation Comprises

Entrance door
Leads to:

Sitting Room
10'5" x 16'2" (3.18m x 4.93m)
With chimney breast having feature fireplace housing log burner with timber beam over, double glazed window to the front elevation and central heating radiator.

Spacious Dining Kitchen
13'8" x 13' (4.17m x 3.96m)
Beautifully fitted dining kitchen comprising wall and floor units including single drainer sink unit with mixer tap over, built in oven with four ring hob and extractor over set in recess with lighting and beam over, built in microwave/grill, integrated fridge, wood block work surfaces, tiled wall areas, wood panelling to walls, fitted display cabinet, understairs storage cupboard, double glazed window to rear elevation and door to staircase. Wall mounted heater and underfloor heating.

Utility Room
8' x 7'1" (2.44m x 2.16m)
Comprising single drainer sink unit, work surfaces, wood panelling, plumbing for automatic washing machine, base units, laminate flooring, double glazed window and wall mounted heater.
(Note: Some completion works are required to the Utility.)

Shower Room
4' x 7' (1.22m x 2.13m)
To be completed.

First Floor

Landing
With built in cupboard housing hot water cylinder, exposed stone wall.

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Bedroom One
10'5" x 17'5" (3.18m x 5.31m)
With feature fireplace having cast iron inset and basket grate and wooden mantle over, double glazed window to the rear elevation and central heating radiator.

Bedroom Two
13'10" x 10'7" (4.22m x 3.23m)
With built in cupboard, fireplace having wooden mantle, central heating radiator, double glazed window to the front elevation.

Re-fitted Shower Room
Comprising shower cubicle with power shower, wash hand basin set on vanity style unit drawers below with tiled wall area above and bathroom cabinet unit with shelves and lighting , low flush w.c., chrome heated electric towel rail, under floor heating, wood paneling to dado height.

Outside
To the rear their is a small yard. Beyond the access lane there is a parking area with garage beyond. A pathway leads to large rear garden having a laid lawn, decking area and flower and shrubbery borders with pleasant sitting area enjoying wide ranging views to the bottom of the garden.
Original pig sty building for storage.

Services
Water, electricity and drainage.
Electric heaters.



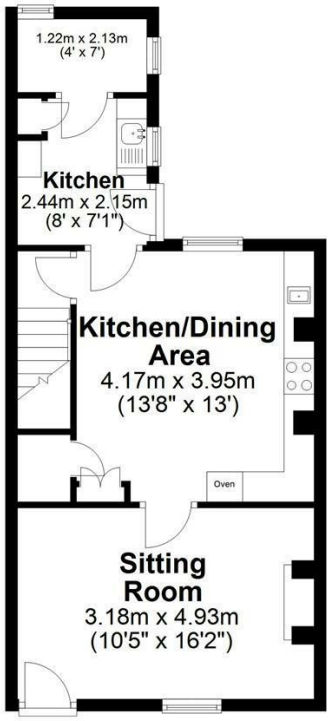


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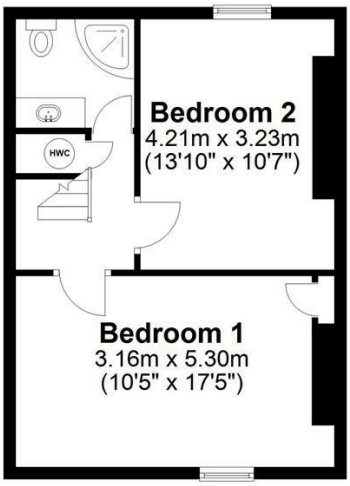
Ground Floor

Approx. 45.0 sq. metres (484.4 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



Total area: approx. 83.3 sq. metres (896.7 sq. feet)

3 Hill Cottages, Rosedale

VIEWING

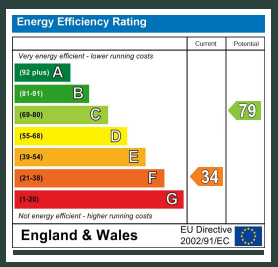
Strictly By Appointment with the agents.

COUNCIL TAX BAND

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ENERGY PERFORMANCE RATING

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