

28 Hill Cottages | Rosedale East, Pickering, YO18 8RG

An attractive and well presented character cottage which offers well presented accommodation benefitting from off road parking, garage, good sized rear garden with stunning views of surrounding countryside.

The well planned accommodation comprises sitting room, dining kitchen and ground floor bathroom with two bedrooms and shower room on the first floor.

The cottage is situated in a picturesque

situation surrounded by open countryside and there is immediate access into the network of footpaths and bridleways providing excellent outdoor recreation facility. Rosedale Abbey village lies approximately two miles and provides local provisions store, cafes, pubs, primary school and church. The wider commercial facilities are available in Pickering and Kirkbymoorside.





Guide Price £265,000

BoultonCooper



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Entrance Door Leading to:

Sitting Room

10'4" x 17' (3.15m x 5.18m)

With fireplace having wooden mantle over, cast iron inset with dog grate; double glazed window to front elevation. Built in cupboard with shelving.

Spacious Dining Kitchen

14'1" x 17" (4.29m x 5.18m)

With fitted units including 1.5 bowl drainer sink unit set within work surfaces, further wall and base units in corporating drawer compartments and tiled splashbacks; electric cooker point, range oven, laminate flooring. Staircase to first floor. Double glazed window to the rear elevation and door to rear lobby.

Rear Lobby

Laminate flooring, built in cupboard, door to outside.

Ground Floor Bathroom

Comprising panelled bath with shower unit over, wash hand basin with cupboards below, low flush w.c., Central heating radiator, double glazed window to the rear and side elevations. Wall boarding and plumbing for automatic washing machine.

First Floor Landing

Bedroom One

10'6" x 17'1" (3.20m x 5.21m)

With laminate flooring, double glazed window to the rear elevation enjoying views over garden and countryside beyond.

Built in airing cupboard housing hot water cylinder.





Bedroom Two

14'1" x 11'3" (4.29m x 3.43m)

Double glazed window to the front elevation; central heating radiator and shelviing.

Shower Room

shower unit, wash hand basin with cupboard below; low flush w.c. Extractor fan, tiled walls. Staircase to:

Attic Storage

13'3" x 13'3" (4.04m x 4.04m)

With skylight window, undereaves storage; central heating radiator. Shelving. Views over the garden and countryside beyond.

Outside

To the rear elevation there is a car standing space. There is a

GARAGE directly behind the house across the lane which has double opening doors, double glazed window, light and power.

A garden gate leads to beautiful terraced garden with Comprising shower cubicle with flower/shrub borders, established further plants, archway with climbing rose over. Seating area to the extreme rear enjoying far reaching views. SUMMERHOUSE.

Services

Mains electricity, water and drainage.

Oil fired central heating.

N.B.

There is a right of way along the Back Lane to the rear of the cottage vehicular and pedestrian.







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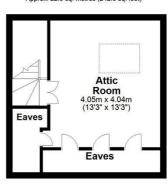
Ground Floor Approx. 46.9 sq. metres (505.2 sq. feet)



First Floor



Second Floor Approx. 22.5 sq. metres (242.6 sq. feet)



Total area: approx. 108.5 sq. metres (1168.2 sq. feet) 28 Hill Cottages, Rosedale East

Strictly by appointment with the agents

COUNCIL TAX BAND

ENERGY PERFORMANCE RATNG

AWAITING TBC

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74

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