



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

BC
Est. 1804

28 Hill Cottages | Rosedale East, Pickering.



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 incorporating drawer compartments and tiled splash-backs; 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 shelving.

Shower Room

Comprising shower cubicle with 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 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.

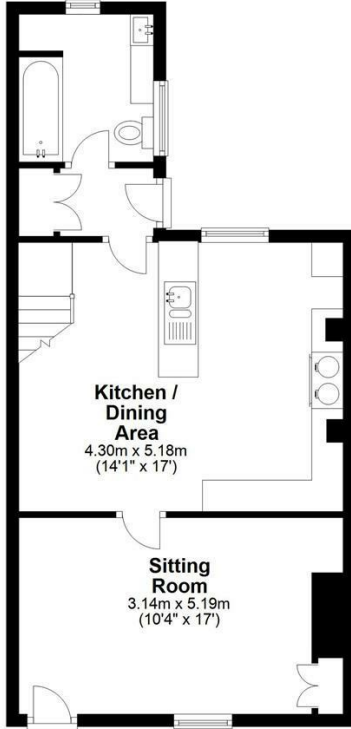
There is a right of way along the Back Lane to the rear of the cottage vehicular and pedestrian.



28 Hill Cottages | Rosedale East

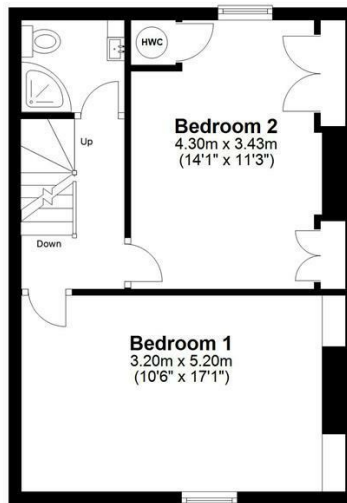
Ground Floor

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



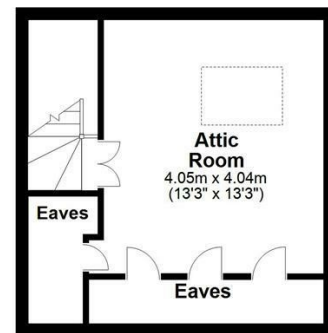
First Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



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

VIEWING

Strictly by appointment with the agents

COUNCIL TAX BAND

C

ENERGY PERFORMANCE RATNG

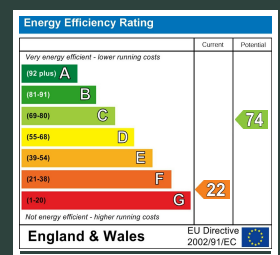
AWAITING TBC

F

St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk



boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801