



## April Cottage, Main Street | Allerston, YO18 7PG

Situated in the village of Allerston this stone built cottage which is in need of modernisation offers great potential together with an extensive garden and outbuildings to the rear.

The property has many original features with exposed beams and open fireplace together with oil fired central heating. The accommodation comprises, side passage way leads to the cottage and also to the rear garden, sitting/dining room, kitchen, sun room and wet room to

the ground floor. To the first floor there are two bedrooms and bathroom.

The gardens to the rear are extensive with laid lawn and mature planting of trees and shrubs together with stone barn and further stone outbuildings. NO ON WARD CHAIN VIEWING HIGHLY RECOMMENDED.



**Guide Price £250,000**

# April Cottage Main Street | Pickering



## Kitchen

Comprising single drainer sink unit set within rolled edge work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs, space for upright fridge freezer, plumbing for automatic washing machine, freestanding boiler, display shelving, central heating radiator, doors to sun room.

## Accommodation Comprises

### Entrance Door

Leads to passage way with crooked beam, external door to the outside leads to the rear and garden.

Latch door leading to the sitting/dining area

## Sitting Dining Area

With feature fireplace, tiled back and hearth, stone surround and open dog grate, two windows to the front elevation with window seats, exposed timbers, built in cupboard, central heating radiator, Stairs lead to first floor landing.

## Sun Room

With tiled flooring, double glazed windows and door to outside.

## Wet room

Leading off the Kitchen Diner having non slip floor, shower unit, pedestal wash hand basin,



low flush w.c, partial wall tiling, window and radiator.

### First Floor

### Landing

### Bedroom One

With window to the front elevation, exposed timbers, central heating radiator.

### Bathroom

Comprising panelled bath, wash hand basin with cupboard below, low flush w.c.,

### Bedroom Two

With window to the front elevation, built in wardrobe and radiator.

### Outside

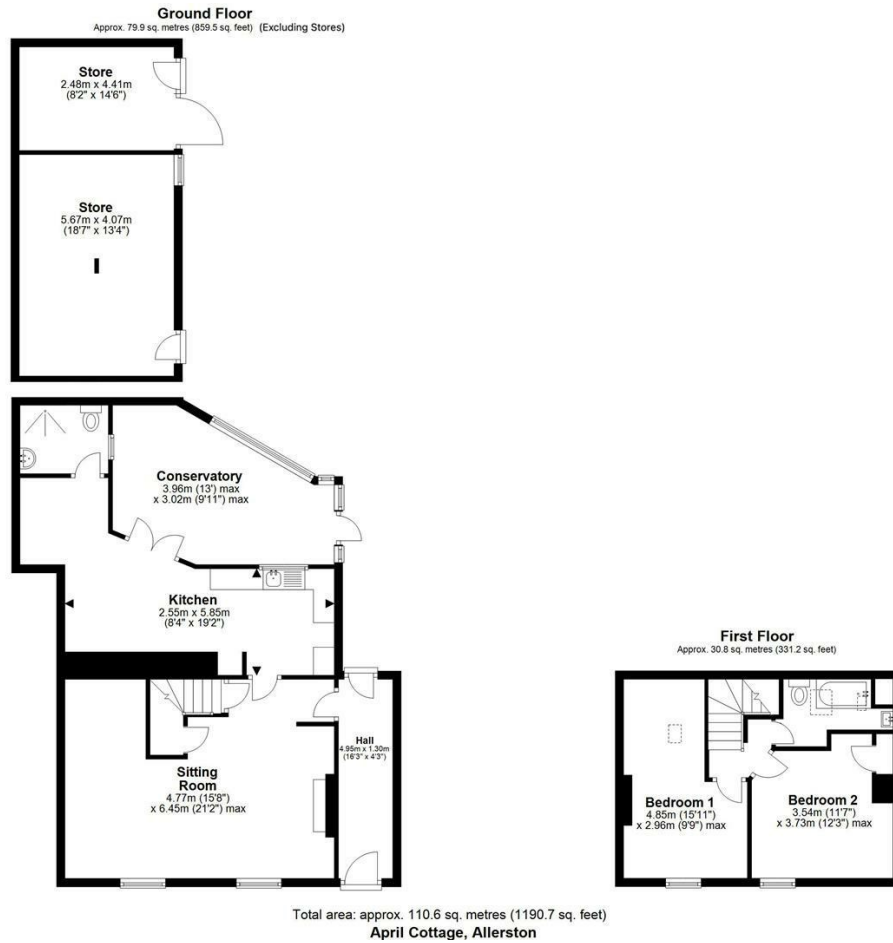
STONE BUILT BARN having light and power, adjoining stone built garden store and additional smaller outbuilding and oil tank. Large attractive rear garden with laid lawn, well stocked with established and mature trees, shrubs and flower beds. partial fencing to the boundaries, Five bar gate to the extreme rear leads onto Back lane.

### Services

Mains electricity and drainage. Water supply is from Allerston spring water. Oil fired central heating.



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## VIEWING

Strictly by appointment with the agents

## COUNCIL TAX BAND

D

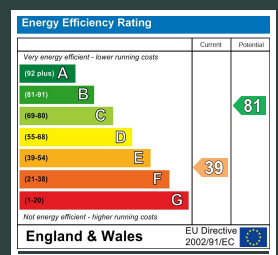
## ENERGY PERFORMANCE RATING

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