



## Rowan Cottage | Kirbymisperton. YO17 6UU

A detached three bedroom family home offering accommodation over two floors together with good parking and enclosed south facing rear garden. The accommodation enjoys the benefit of gas fired central heating and Upvc double glazing.

Kirbymisperton lies approximately 4 miles south west of the market town of Pickering where a good range of local amenities and recreational facilities can be found.



**Guide Price £279,000**

# Rowan Cottage | Kirbymisperton



## Accommodation Comprises

### Entrance Hall

With Upvc front door with stained glass feature, radiator, open staircase to first floor with understairs cupboard.

### Sitting Room

Triple aspect with Upvc double glazed windows, feature fireplace with open flue, radiators, television aerial point.

### Dining Kitchen

With wall and floor units including 1 1/2 bowl sink unit with drainer and mixer taps, electric built in oven and four ring gas hob, worktops, tiled

splash backs, plumbing for automatic washing machine, half glazed rear door, double garden doors to rear garden.

### Cloakroom

Corner wash hand basin and low flush w.c., tiled splash backs, Upvc window.

### First Floor

#### Landing

With access to loft area which has light and power and is partially boarded. Radiator and storage cupboard.

#### Bedroom One

With Upvc double glazed window, range of wardrobes, radiator.



### **Bathroom**

Suite comprising panelled bath, separate shower cubicle, wash hand basin and low flush w.c. Chrome heated towel rail/radiator, louvre doored storage cupboard, shaver/light point.

### **Bedroom Two**

With Upvc double glazed window and radiator.

### **Bedroom Three**

Double aspect, Upvc double glazed window, radiator.

### **Outside**

A side driveway leads to GARAGE and turning area which provides good

parking. The enclosed south facing garden comprises paved patio with steps leading to lawned area with borders of flowering plants and feature pond. There is a further paved sitting area.

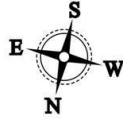
### **Services**

Mains electricity, gas, water and drainage are connected.



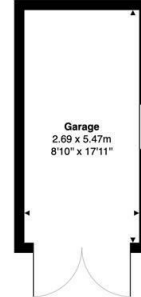
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Rowan Cottage, Kirbymisperton, YO17 6UU



Gross Internal Area: 107.8 m<sup>2</sup> ... 1161 ft<sup>2</sup> (excluding garage)

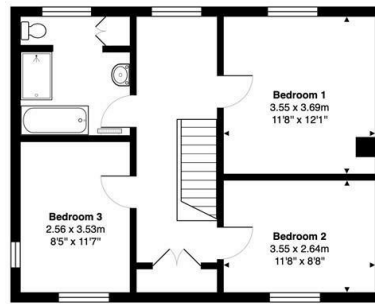
All measurements are approximated for display purposes only and should be independently verified  
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Gross Internal Area: 14.7 m<sup>2</sup> ... 158 ft<sup>2</sup>



**Ground Floor**  
Gross Internal Area: 54.0 m<sup>2</sup> ... 581 ft<sup>2</sup>



**First Floor**  
Gross Internal Area: 53.8 m<sup>2</sup> ... 579 ft<sup>2</sup>

## VIEWING

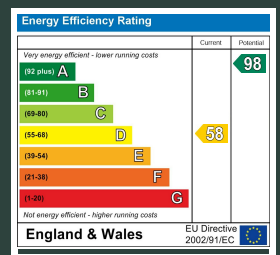
By telephone appointment with the Agents, Pickering Office. Tel: 01751 472724.

## COUNCIL TAX BAND

Band D

## ENERGY PERFORMANCE RATING

D



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**BC**  
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