



## The Oak, 10, Oakfield Avenue | Goathland, YO22 5NB

Situated within the North York Moors National Park and the charming village of Goathland this semi detached bungalow offers well proportioned accommodation together with garage and rear patio garden with stunning views over surrounding countryside. The property offers sitting room, kitchen, two double bedrooms and shower room. To the side there is

a covered porch which connects the bungalow to the garage and main entrance to the property and also to the rear garden. The coastal town of Whitby is only a short drive away, together with an abundance of moorland walks and bridleways close by. No onward chain Internal inspection highly recommended.



**Guide Price £225,000**

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## Accommodation Comprises

### Entrance door

Leads to covered Porch

### Covered Porch

With door to the rear and door to Garage.

Entrance door to:

### Reception Hallway

With dado rail, consumer unit and built in storage cupboard.

### Sitting Room

18'2" x 10'11" (5.54m x 3.33m)

With feature fireplace having wooden surround, marble effect hearth, coving to ceiling, dado rail, radiator.

Patio doors leading to the rear garden overlooking stunning views.

### Kitchen

11'1" x 6'9" (3.38m x 2.06m)

Comprising single drainer sink unit set within rolled edge work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs.

Plumbing for automatic washing machine, central heating radiator, double glazed window to the rear elevation, door to side porch, space for fridge.

### Bedroom One

10'8" x 9' 9" (3.25m x 2.74m)

With double glazed window to the front elevation, recess suitable for wardrobes, central heating radiator.



### Bedroom Two

10'8" x 8'3" (3.25m x 2.51m)

With central heating radiator and double glazed window to the front elevation.

### Shower Room

Comprising double shower cubicle with shower unit having wall boarding, pedestal wash hand basin with tiled splash backs, low flush w.c., chrome heated towel rail, double glazed window to porch.

### Outside

To the front of the property there is a garden and gated driveway providing parking and leading to GARAGE with up and over door measuring

18'1" x 8'5" and having light and power. Worcester boiler, window to the rear.

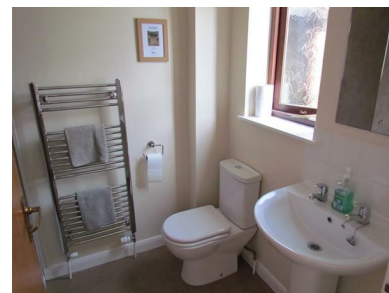
Paved pathway to the rear with enclosed rear patio area, oil tank, fencing to the boundaries and enjoying superb views, within this quiet cul de sac location.

### Services

We recommend enquiring with the relevant County council with regards to the council tax banding as this property has been run as a holiday cottage therefore pays business rates.

Mains electricity, water and drainage.

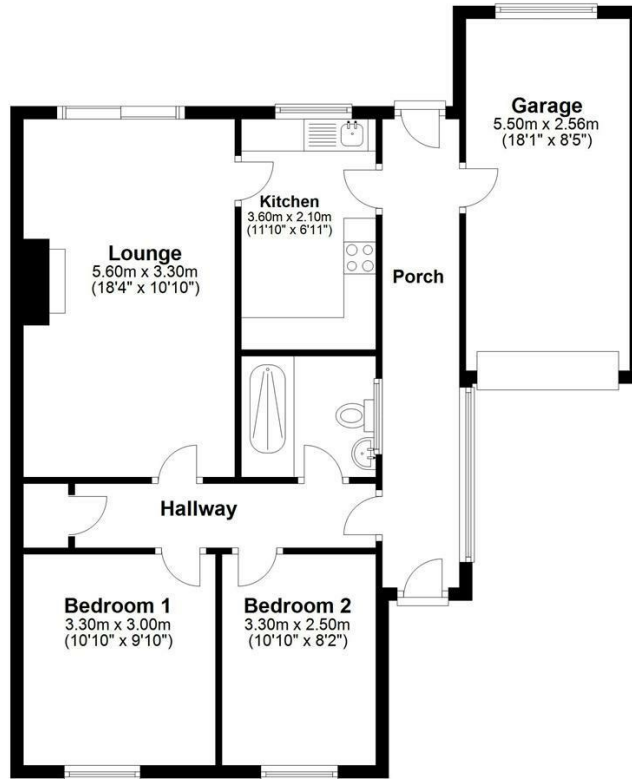
Oil fired central heating.



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## Ground Floor

Approx. 79.6 sq. metres (857.2 sq. feet)



Total area: approx. 79.6 sq. metres (857.2 sq. feet)

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### VIEWING

Strictly by appointment with the agents

### COUNCIL TAX BAND

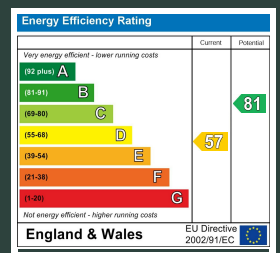
### ENERGY PERFORMANCE RATING

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