8 Hill Cottages | Rosedale East. YO18 8RG

An attractive and well presented character cottage which has been modernised to an extremely high specification and benefitting from off road parking, garage, good sized rear garden with stunning views of surrounding countryside.
The accommodation comprises spacious lounge with multi burning stove, re-fitted kitchen with built in appliances and cloakroom with w.c. on the ground floor; first floor accommodation comprises landing, two bedrooms with well appointment "jack and jill" bathroom.
Externally to the rear there is a long garden with seating area to the extreme rear which enjoys panoramic views over the stunning countryside.
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

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SITTING ROOM

24'4" x 15'0" (7.42m x 4.57m)

Multi burning stove, inset spotlights, central heating radiators, staircase to first floor landing, double glazed window to the front elevation.

KITCHEN

15'5" x 8'0" (4.70m x 2.44m)

Comprising single drainer sink unit set within work surfaces, wall and base units incorporating drawer compartments, large fitted units with cupboards; Cuisine Master cooker, tiled splash-backs, built in washing machine, built in fridge/freezer, tiled flooring, spotlighting, central heating radiator. Double glazed window to the rear elevation.

CLOAKROOM

Housing pedestal wash hand basin, low flush w.c.

FIRST FLOOR LANDING

BEDROOM ONE

13'0" x 9'9" (3.96m x 2.97m)

With fitted wardrobes, spot lighting, central heating radiator, double glazed window to the rear elevation. Door to "jack and jill" bathroom.

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"Jack and Jill" BATHROOM

Suite comprising panelled bath with shower rose over and shower attachment, pedestal wash hand basin, low flush w.c. Partial wall tiling, central heating radaitor.

BEDROOM TWO

15'7" x 10'2" (4.75m x 3.10m)

With fitted wardrobes, spot lighting, double glazed window to the front elevation; central heating radiator.

OUTSIDE

To the rear of the cottage there is a small paved area; further paved parking area and GARAGE.

A gate leads to the rear garden which is laid to lawn with a pathway leading to a seating area to the extreme rear enjoying panoramic views of the surrounding countryside.

The garden is enclosed with fencing and hedgerow.

SERVICES

Mains electricity, water and drainage.

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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 556 SQ FT / 51.66 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 384 SQ FT / 35.64 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 940 SQ FT / 87.3 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

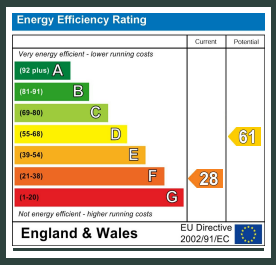
By appointment with the Agents, Pickering office . Tel: 01751 472724.

COUNCIL TAX BAND

C

ENERGY PERFORMANCE RATING

F



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BC Est. 1801