



Boroughbridge Road, Green Hammerton Asking Price £200,000

*** PERIOD COTTAGE ***

A comprehensively upgraded 1 bedroom period cottage located centrally within this ever-popular Village with a lawned front garden.



Accommodation

Entered into a cosy, characterful sitting room featuring exposed timber beams and a feature fireplace with an electric coal-effect fire, adjacent is a useful built-in storage cupboard.

Off the sitting room is a modern, well-styled kitchen with laminate timber effect worktops, inset sink and dish drainer, a four point electric hob and an oven. In addition there is under the counter space for a freestanding fridge.



The house bathroom is neatly finished with grey timber-effect half-height tiled splash backs, and features a standing wash hand basin, low-flush WC, wall-mounted heated towel rail, and a bath with shower over and full-height tiling to three sides.

The generous principal bedroom includes two fitted double-fronted wardrobes with adjacent dressing table, an original fireplace, and a deep airing cupboard.



To the Outside

Outside, the property has an enclosed front garden with mature hedged borders, which is mainly laid to lawn, there is a stone-paved path which leads from the front entrance gate, up to the front door.

Energy Efficiency

The property's current energy rating is G (17) and has the potential to be improved to an EPC rating of A (92).

Additional Information

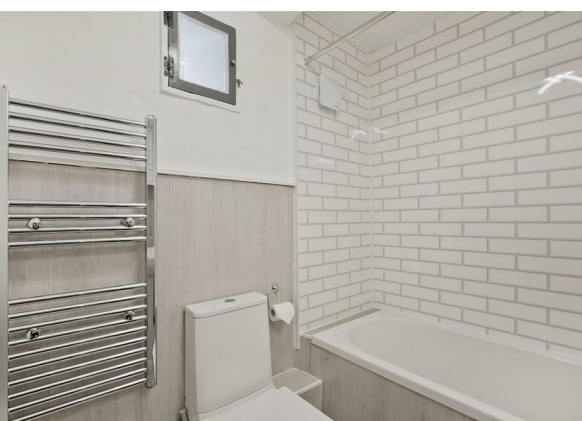
Tenure: Freehold

Services/Utilities: Electricity, Water and Sewerage are understood to be connected and the property is heated via electric room heaters.

Broadband Coverage: Up to 76* Mbps download speed

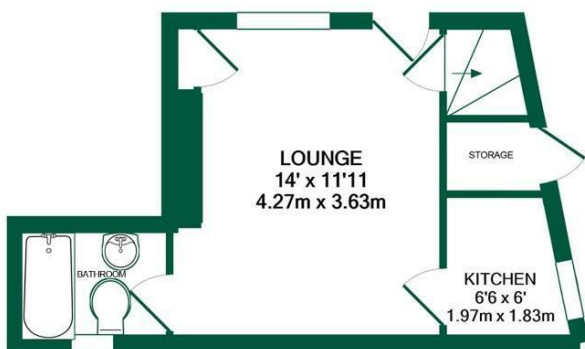
Council Tax: B - North Yorkshire Council

Current Planning Permission: No current valid planning permissions



*Download speeds vary by broadband providers so please check with them before purchasing.





GROUND FLOOR
APPROX. FLOOR
AREA 311 SQ.FT.
(28.9 SQ.M.)

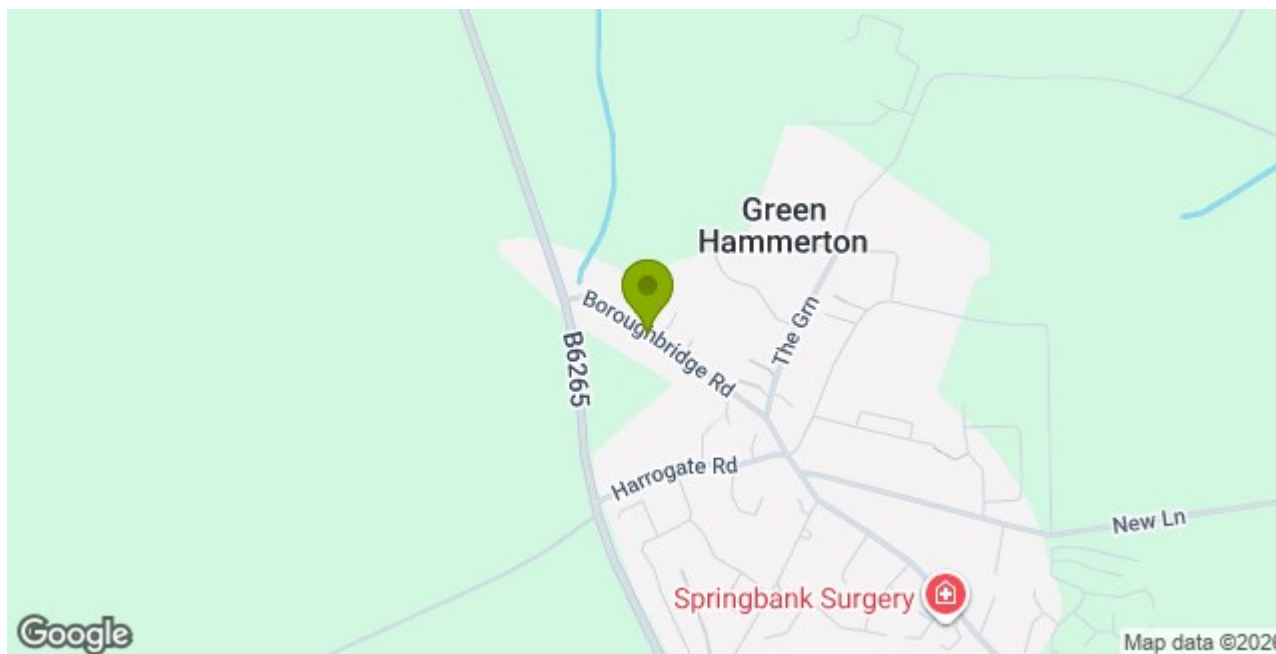


FIRST FLOOR
APPROX. FLOOR
AREA 225 SQ.FT.
(20.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 476 SQ.FT. (44.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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