



## South View, Kirk Hammerton, York Guide Price £249,999

\*\* OPEN FIRE IN THE SITTING ROOM & MULTI-FUEL BURNING STOVE IN THE DINING KITCHEN \*\*

A fabulous 2 bedroom period property with off road parking and a 100' long south facing rear garden located on the rural fringes of Kirk Hammerton and situated within half a mile of both the A59 and Cattal train station.



## Property Overview

Forming part of a pretty row of terraced cottages believed to date back to around 1900, this fabulous 2 bedroom period property is located on the rural fringes of Kirk Hammerton, approximately half a mile from Cattal railway station and the highly regarded Victoria Inn, half a mile off the A59, 3 miles off junction 47 of the A1(M), 7 miles north of Wetherby, 8 miles west of York and 10 miles east of Harrogate. The property features a sitting room with open fire, dining kitchen with multi-fuel burning stove, 2 bedrooms and a spacious bathroom complemented by off road parking, walled courtyard and a delightful 100' long south facing garden.



## Inside

An entrance leads into a generous sitting room with a red brick open fireplace and views towards the garden. The impressively appointed dining kitchen features a multi-fuel burning stove (serving the domestic hot water and radiator heating system) and a well planned kitchen area that provides generous worktop space and a good range of base and wall storage cupboards, dining peninsular, integrated fridge, space for washing machine, porcelain tiled flooring, access into an understairs storage cupboard and a door out into the walled rear courtyard.



The first floor landing leads off into a principal bedroom with fitted wardrobes and rural views, 1 further bedroom and a stylish and spacious bathroom with heated towel rail, airing cupboard with immersion heater, bath and separate walk-in shower. Other internal features of note include solid fuel fired radiator, central heating and double glazing.



## Outside

A shared gravel driveway in front of the pretty row of cottages leads to a double width and double length parking area for this property and immediately to the front of No.4 is an open plan flower bed. Opposite the cottage and beyond the parking spaces there is a delightful 100' long south facing garden that features 2 lawns, a paved seating area, raised vegetable bed and a useful timber built garden shed (12'0" x 7'6") with an adjoining fuel store (7'6" x 6'4").



The property also offers a walled rear courtyard off the kitchen which includes an outside wc and a utility room (6'10" x 4'6") with power, light and space for a tumble drier.

## Services

We have been informed by the vendor that all mains services are connected to the property except gas.

## Energy Efficiency

This property's current energy rating is D (55) and has the potential to be improved to an EPC rating of A (109).

## Council Tax

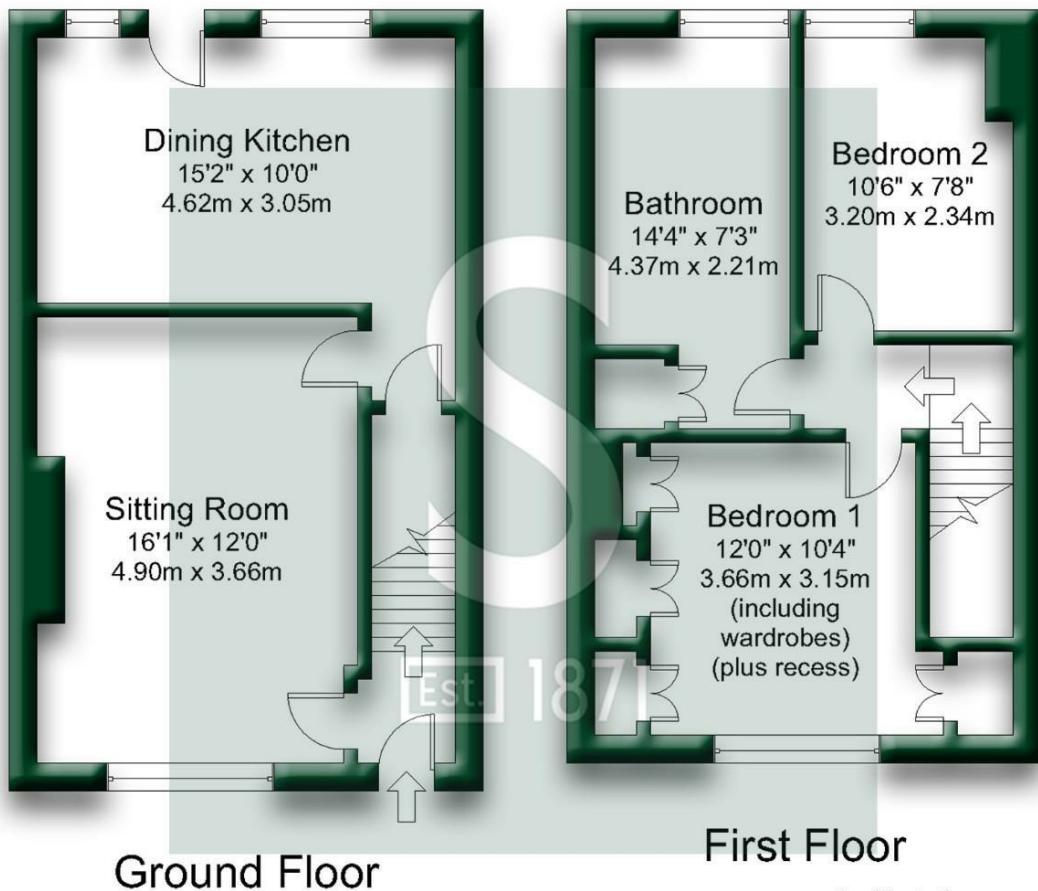
North Yorkshire Council - Tax Band C.

## Directions

Approaching the property off the A59, in the direction of Cattal, take the first left into Gilsthwite Lane and continue along, under the rail bridge, before turning right into Stephenson's Lane then immediately right again into South View where the property will be on your right hand side. The property's postcode is Y026 8DT.

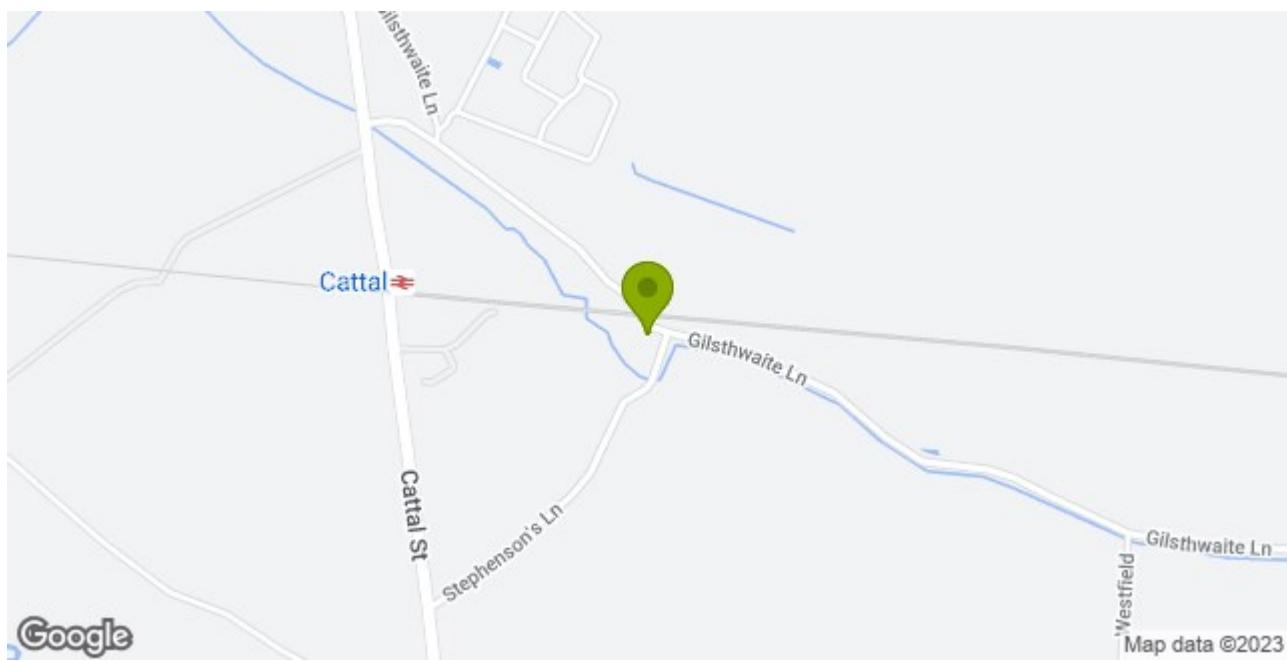
## Agent's Note

Please note that the immediate surrounding area of this property is currently subject to a planning application to create a new village. Further details can be found online at [www.maltkilnvillage.co.uk](http://www.maltkilnvillage.co.uk)



Gross internal floor area (approx.): 69.8 sq m (752 sq ft)

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## Stephensons

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Knaresborough	01423 867700
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