



2 Greenside Cottages

Roecliffe, YO51 9LZ

£1,350



Available Now

2 Greenside Cottages Presents An Exceptional Opportunity To Rent A Beautifully Refurbished Home With Contemporary Finishes And Practical Layout. Positioned Within The Highly Regarded And Well Connected Village Of Roeccliffe, This Family Home Enjoys An Attractive Outlook To The Front, With Open Green Aspect Framed By A Mature Wooded Backdrop, Creating A Sense Of Tranquillity And Space Rarely Found.

Boroughbridge – 0.5 Miles, Ripon – 8 Miles, Harrogate – 10. Miles, Easingwold – 12 Miles, York – 18 Miles (Distances Approximate)

With uPVC double glazing and gas fired central heating.

Entrance Lobby, Sitting Room, Fitted Kitchen/ Diner

2 Double Bedrooms. Bedroom/ Study, Family Bathroom

Front and Rear Gardens, Off Street Parking and Outbuilding

A central composite entrance door set beneath a pitched storm porch, opens into a welcoming RECEPTION HALL, with a staircase rising to the first floor. The space is finished with stylish herringbone effect flooring, which continues throughout to the kitchen/diner.

The SITTING ROOM is an impressive full depth reception with central chimney breast forms a focal point, enhanced by subtle recessed uplighting, whilst a bay window to the front perfectly frames the delightful outlook across the front garden and beyond. To the rear, French doors open onto a broad terrace and gardens beyond.

KITCHEN/ DINING ROOM combines functionality with contemporary design. Fitted with an extensive range of sleek modern wall and base units, complemented by oak effect work surfaces and coordinating upstands, the space has been carefully considered for modern living. A breakfast bar provides a natural gathering point, while high quality integrated Neff appliances including a distinctive slide and hide oven and hob with extractor underscore the kitchen's specification. The dining area, positioned to the front, enjoys a pleasant aspect, practical elements such as under-stairs storage and appliance space have been thoughtfully provided.

To the first floor, the LANDING has a rear facing window and features traditional detailing including a high level plate shelf and dado rail, adding character to the modern finish.

Two DOUBLE BEDROOMS to the front enjoy the





elevated outlook and benefit from extensive fitted storage; one boasts a full wall of built-in wardrobes, while the other offers a walk-in wardrobe and additional cupboards, discreetly housing the gas boiler.

The THIRD BEDROOM, overlooking the rear garden, is fitted with further cabinetry and is perfectly suited as a HOME OFFICE, STUDY offering flexibility to suit.

HOUSE BATHROOM has been finished to an excellent standard, incorporating a contemporary suite with a deep panelled bath, thermostatic rainfall shower and separate handheld attachment above. A wall mounted basin, low suite WC and full aqua panelling complete a clean, modern aesthetic.

Externally, the property continues to impress. To the front, a thoughtfully landscaped garden is enclosed by a low wall and laid predominantly to lawn, complemented by a pergola and a generous paved terrace an ideal spot for outdoor seating and enjoying the outlook. Off-street parking is also provided.

To the rear, a slightly elevated stone terrace spans the width of the property, providing an excellent space for entertaining and al fresco dining. A step down to a further enclosed lawned garden, bordered by fencing and mature planting, ensuring both privacy and security. A useful OUTBUILDING offers valuable additional storage or workshop space, while a side access gate provides convenient pedestrian access.

LOCATION - Roecliffe is a highly regarded village situated approximately 18 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, with convenient access to both the Yorkshire Dales and North Yorkshire Moors National Parks. Farnsworth Cottage is ideally positioned close to the market town of Boroughbridge, which offers a wide range of amenities including independent shops, restaurants, public houses, banks, leisure facilities and both primary and secondary schooling. Excellent transport links are provided by the nearby A1 (M) and A19, with mainline rail connections available at York and Thirsk. SERVICES - Gas, Mains Water and Electricity. Mains Drainage.

COUNCIL TAX BAND – B  
POSTCODE - YO51 9NB

DIRECTIONS - From Boroughbridge town centre proceed onto St Helena, turn left onto Horsefair and then first right onto Roecliffe Lane. Continue over the roundabout beneath the A1. Follow the road into Roecliffe, whereupon a gravel driveway on right hand side accesses 2 Greenside Cottage.

VIEWING - Strictly by prior appointment through the sole selling agents, Churchills. Tel: 01423 326889 or email [gillygate-sales@churchillsyork.com](mailto:gillygate-sales@churchillsyork.com)



# FLOOR PLAN



# LOCATION



# EPC

| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           |           |
| (81-91) <b>B</b>                            |                         |           | <b>85</b> |
| (69-80) <b>C</b>                            |                         |           |           |
| (55-68) <b>D</b>                            |                         | <b>66</b> |           |
| (39-54) <b>E</b>                            |                         |           |           |
| (21-38) <b>F</b>                            |                         |           |           |
| (1-20) <b>G</b>                             |                         |           |           |
| Not energy efficient - higher running costs |                         |           |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |           |

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