



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		44
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

  

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

## Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)  
6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



**Loups Cottage, 5 Bossall, York, YO60 7NT  
Guide price £300,000**

Charming 2-Bedroom Semi-Detached Cottage on a Substantial Plot in the Heart of Bossall, North Yorkshire

This delightful two-bedroom semi-detached cottage, set within the peaceful village of Bossall, offers an abundance of character and space, perfect for those seeking a rural lifestyle within easy reach of York and Malton.

Situated on a substantial plot, the property boasts a generous 130ft front garden, a brick-built outbuilding with power to the rear, and well-maintained lawns, borders, and a patio area, ideal for outdoor entertaining or simply enjoying the tranquil surroundings.

Inside, the cottage exudes warmth and charm. The welcoming living room features a cosy multi-fuel burner set on a slate hearth with a timber mantle and wooden floor, complemented by original stripped pine doors throughout. The kitchen is fitted with a range of wall and base units and includes a characterful fireplace nook, alongside a large pantry with shelves and a guest cloakroom incorporating the boiler and utility space. A rear porch provides useful additional storage and access to the garden.

Upstairs, the first floor offers two well-proportioned bedrooms. The main bedroom benefits from a charming cast iron fireplace, while the second bedroom features a boarded fireplace and integrated storage. The bathroom comprises a three-piece suite with an electric shower over the bath.

With its blend of period features, spacious gardens, and a prime location offering the best of countryside living and city convenience, this unique cottage is a rare opportunity not to be missed.



## LOCATION

Nestled in the peaceful village of Bossall, this charming property offers the perfect blend of rural tranquillity and easy access to city life. Located just 10 miles from York and 10 miles from Malton, the home enjoys an enviable position within reach of two of North Yorkshire's most desirable locations. Whether you're looking for the cultural buzz and transport links of York or the market town charm of Malton, both are easily accessible while you enjoy the serenity of village life. Surrounded by beautiful countryside, historic landmarks, and scenic walks, this is a rare opportunity to experience the best of both worlds, quiet country living with excellent access to amenities.

## HALLWAY

3'8" x 3'3" (1.13 x 1.00)



## LIVING ROOM

14'0" x 12'0" (4.29m x 3.67m)



## KITCHEN

10'9" x 12'0" (3.29m x 3.66m)



## GUEST CLOAKROOM

5'7" x 6'4" (1.72m x 1.95m)

## PANTRY

5'6" x 5'1" (1.70m x 1.55)

## LANDING

## BEDROOM ONE

13'10" x 12'0" (4.24m x 3.67m)



## BEDROOM TWO

9'9" x 12'0" (2.99m x 3.67m)

## BATHROOM

5'6" x 8'7" (1.69m x 2.62m)

## COUNCIL TAX BAND C

## EPC RATING E

