



Main Street, Great Ouseburn

£325,000

Stephensons
estate agents & chartered surveyors

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Main Street,
York YO26 9RQ

Est. 1871

£325,000

**** NO ONWARD CHAIN ****

A period end terrace cottage offering generous two bedroom living accommodation set within front side and rear gardens, offering enormous potential for further expansion and improvement.

The property is entered from the front into a spacious living room having a solid fuel burning inset fireplace. There is a bay window to the front elevation with uPVC framed double glazed casements. Radiator and television point.

The living room leads through into the breakfast kitchen which has a range of built-in units to three sides with laminated worktops and inset sink unit. The kitchen includes a built-in electric oven with 4-point electric hob unit. There is plumbing for a dishwasher and ample space for a free-standing breakfast table.

Beyond the kitchen is a separate lean-to utility room having a further inset sink unit with high and low level storage cupboards and plumbing for a washing machine. A uPVC framed double glazed rear door leads out onto the garden beyond. The utility room houses the central heating boiler.

Located off the living room is a separate dining room / snug which has a period fireplace with tiled surround.

The first floor landing leads to a passage and gives access to



Tenure: Freehold
Services/Utilities: All mains and services are understood to be connected, with the exception of mains gas. The property is on oil fired central heating.
Broadband Coverage: Up to 1600* Mbps download speed
Council Tax: D - North Yorkshire Council
EPC: D (55)
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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



the bedroom accommodation and has a radiator and built-in airing cupboard housing the hot water cylinder.

The property boasts two generous double bedrooms, both featuring uPVC framed double glazed casement windows and radiators.

Within the main bedroom is a double fronted wardrobe and period fireplace with cast iron basket grate. Both bedrooms enjoy a delightful open front aspect.

The internal accommodation is completed by a house bathroom which has a low flush W.C., pedestal wash hand basin and inset panelled bath with wall mounted shower attachment and full height tiled splashbacks.

The property fronts directly onto the Main Street of Great Ouseburn and has a fore courted front garden with planted borders.

There is secondary pedestrian access which leads down the side of the property and steps up onto an elevated lawn side garden.

To the rear of the property there is a split level flagged patio providing ample space for garden furniture, ideal for outside entertaining. A further lawn adjoins the rear elevation, and the rear garden is L-shaped in nature having a secondary rectangular lawn with surrounding walled and fenced boundaries. A timber-built garden shed is included within the sale.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

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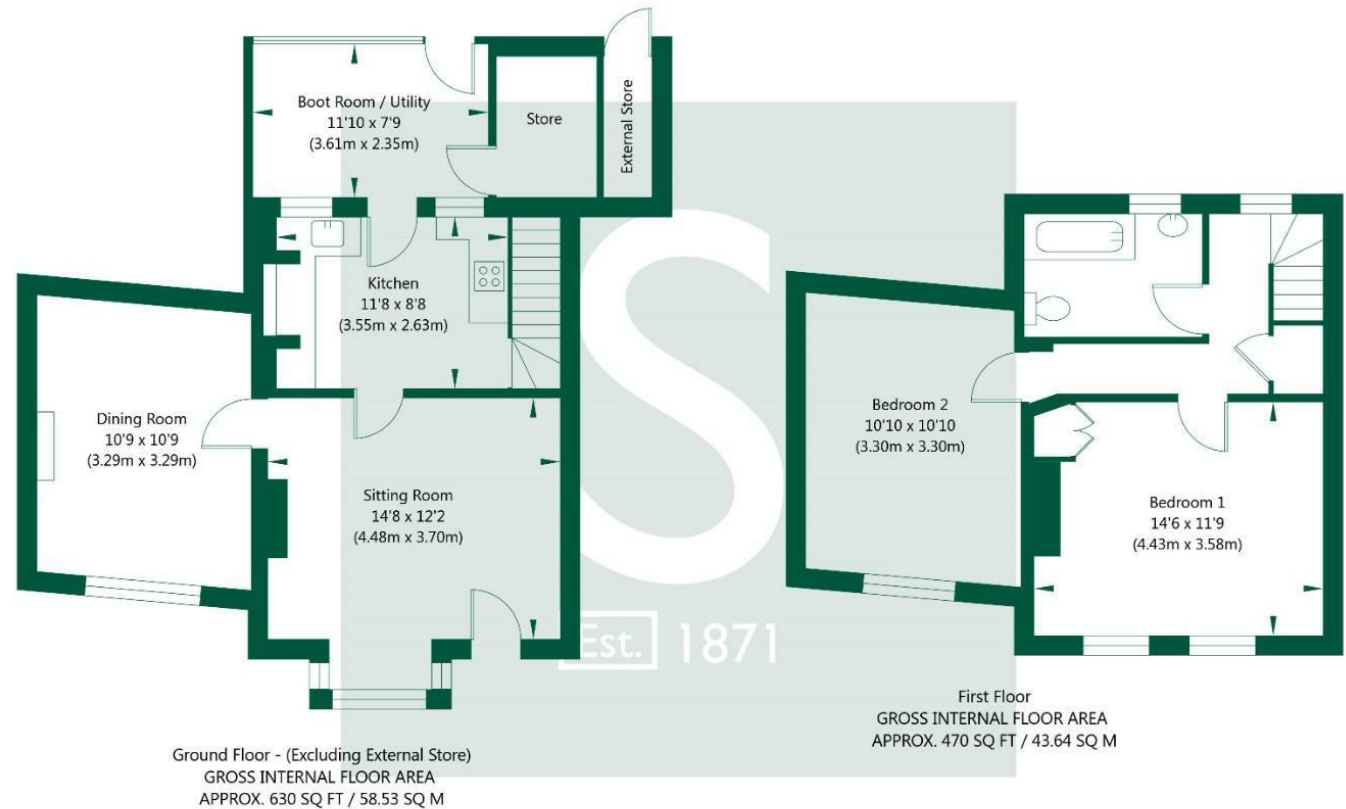
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Lakeside Cottages, Great Ouseburn, York, YO26 9RQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1100 SQ FT / 102.17 SQ M - (Excluding External Store)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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