

LANGDALE COTTAGE MAIN STREET, SAWDON



A semi-detached house, providing deceptively spacious accommodation, together with easy to care for garden and grounds.

936 square feet of accommodation comprises;
Entrance hall, cloakroom, living room & kitchen.

On the First Floor are three bedrooms and the house bathroom.
Lawned rear garden with patio area. uPVC double glazed windows.

No Onward Chain

GUIDE PRICE £225,000

An attractive semi- detached cottage providing three bedroom accommodation, located within a popular village.

Langdale Cottage is one of a pair of properties built around thirty years ago and provides 936 square feet of accommodation. In brief; entrance hall with cloakroom, large living room with sliding patio doors leading out to the rear and the separate kitchen. Upstairs are three bedrooms; two of which are doubles and the main house bathroom with a modern, up to date fittings.



To the rear is an enclosed and private garden, which stands slightly elevated up from the house and provides a sheltered and sunny level of outside space.



Sawdon is a quiet rural village located about a mile off the A170 north of Brompton By Sawdon. A traditional village which is typified by a Main Street lined by character properties, it is wonderfully situated for outdoor activities, with miles of walks literally from doorstep, along with bridleways and an easy access into Dalby Forest. The village has an active village hall and a newly re opened pub; The Anvil Inn. Primary education is close by at the well regarded Brompton Primary School and all other amenities are close at hand in either Scarborough 7 miles distant or Malton which is just 10 miles away.

ACCOMMODATION COMPRISES

ENTRANCE VESTIUBLE

Timber door with double glazed panes. Radiator.

ENTRANCE HALL

Stairs to the first floor with an understairs fitted cupboard housing the oil fired central heating boiler. Electric fuses. Radiator.

CLOAKROOM

1.65 m (5'5") x 0.80 m (2'7")

Low flush WC. Pedestal wash hand basin. Window to the side. Radiator.

LIVING ROOM

7.32 m (24'0") x 3.80 m (12'6")

Open fire set in a polished surround and timber mantel piece. Pair of casement windows to the front. Sliding patio doors to the rear. Three radiators. Coving. Television point.



KITCHEN

2.84 m (9'4") x 2.66 m (8'9")

Range of fitted base and wall units incorporating one and a half bowl acrylic sink unit with mixer tap. Integrated Beko electric oven. Four ring hob with extractor overhead. Plumbing for a washing machine or dishwasher. Radiator. Coving. Casement window to the rear. Half glazed timber door to the side.



FIRST FLOOR

LANDING

Window to the side. Airing cupboard housing hot water cylinder. Loft inspection hatch.

BEDROOM ONE

3.74 m (12'3") x 3.40 m (11'2")

Casement window to the rear. Radiator. Coving.



BEDROOM TWO

3.61 m (11'10") x 3.47 m (11'5")

Pair of casement windows to the front. Range of fitted cupboards and wardrobes. Coving.



BEDROOM THREE

2.71 m (8'11") x 2.41 m (7'11")

Casement window to the rear. Radiator.

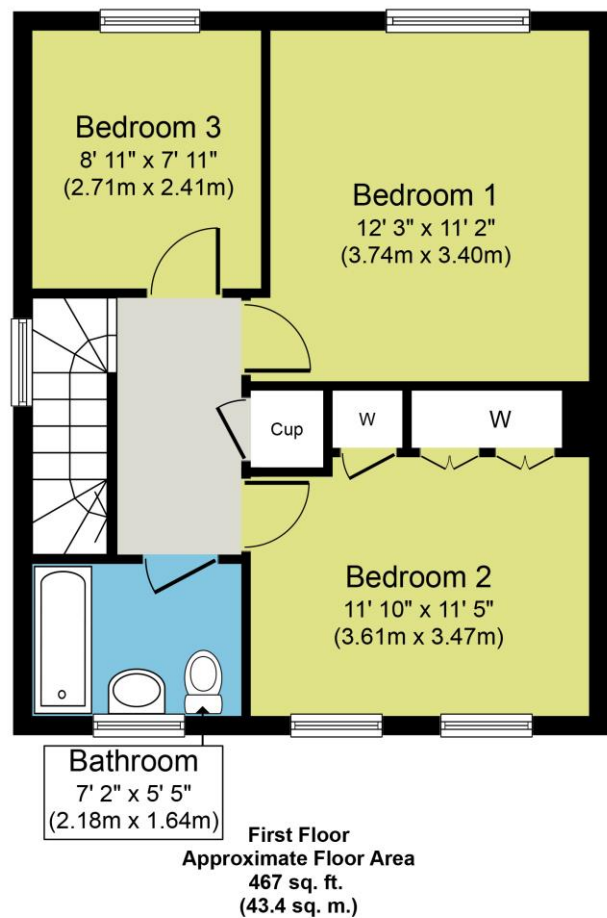
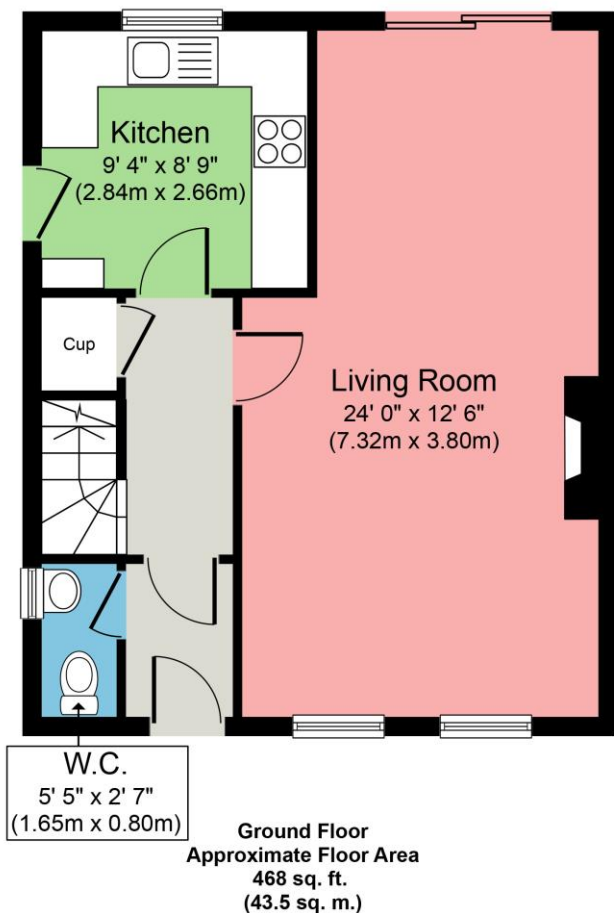


BATHROOM

2.18 m (7'2") x 1.64 m (5'5")

Bath with hand held shower overhead. Low flush WC. Pedestal wash hand basin. Casement window to the front. Radiator. Extractor fan. Coving. Tiled walls.





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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GENERAL INFORMATION

Services: Mains water, electricity and drainage. Heating is oil fired.

Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.

Viewing: Strictly by appointment through the Agent's Pickering office.

Council Tax: Band C

EPC: D/65 potential is D/68

Post Code: YO13 9DY

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