



2 RED COTTAGES, WHELDRAKE LANE, CROCKEY HILL, YORK. YO19 4SH

95 Main Street, Fulford, York YO10 4PN
T: 01904 679733 F: 01904 679687
E: enquiries@blacksproperty.com

www.blacksproperty.com

A CHARMING AND SUPERBLY PRESENTED MID TERRACE PERIOD COTTAGE WITH VIEWS OVER OPEN FARMLAND TO THE FRONT AND REAR. THE PROPERTY BENEFITS FROM SURPRISINGLY LARGE GARDENS AND HAS BEEN SYMPATHETICALLY IMPROVED AND UPDATED WHILST RETAINING ORIGINAL FEATURES INCLUDING STRIPPED PINE DOORS AND FLOORS. ENJOYING AN EXCELLENT LOCATION IN THE MUCH SOUGHT AFTER HAMLET OF CROCKEY HILL, 2 RED COTTAGES LIES JUST OFF THE A19, 1 MILE SOUTH OF THE YORK OUTER RING ROAD. THE PROPERTY IS CONSIDERED IDEAL FOR CONVENIENT ACCESS TO THE YORK CITY CENTRE, 3½ MILES, THE A64 LEADING TO THE A1M/LEEDS AND IS WITHIN THE CATCHMENT AREA OF THE HIGHLY REGARDED FULFORD SECONDARY SCHOOL (DISTANCES APPROXIMATE).

SUMMARY OF PRINCIPAL ACCOMMODATION

- * LOUNGE * SITTING ROOM * DINING/KITCHEN * 2 BEDROOMS * BATHROOM & W.C. *
- * GAS-FIRED HEATING * DOUBLE GLAZED WINDOWS (PART UPVC) *
- * OFF-STREET PARKING TO THE FRONT * REAR LAWNED GARDEN *

GUIDE PRICE: £225,000

GROUND FLOOR

LOUNGE:

15' 1" (4.6m) into recess x 13' 1" (3.99m).



Brick fireplace with stone hearth stripped pine floor, ceiling coving, radiator, 3 panel uPVC double glazed window, staircase to first floor, telephone and T.V. point.

SITTING ROOM:

12' 0" (3.66m) into recess x 9' 10" (3m).



Stripped pine floor, 2 panel uPVC double glazed window, radiator, display/T.V. recess, T.V. point and under stairs cupboard.

DINING KITCHEN:

24' 4" (7.42m) x 8' 10" (2.69m).



Dining area with radiator, 4 panel double glazed window, double glazed French doors to rear garden, stripped pine floor and open archway to



Kitchen with limed oak faced range of wall and base units incorporating 1¼ bowl stainless steel sink with mixer tap, tiled work surfaces plumbing for washer, stainless steel range gas cooker with 5 burners, two built under ovens, stainless steel splash back and stainless steel extractor hood. Double glazed Velux roof light, recessed ceiling lights, uPVC double glazed window and telephone point.

From the lounge a staircase leads to -

FIRST FLOOR

LANDING:

Balustrade of painted spindles and polished handrail.

BEDROOM 1 (FRONT):

15' 2" (4.62m) into recess x 12' 11" (3.94m).



3 panel uPVC double glazed window, radiator, Victorian style fire surround and hearth.

BEDROOM 2 (REAR):

13' 9" (4.19m) x 9' 0" (2.74m).



Fitted cupboard, 2 panel double glazed window and radiator.

BATHROOM:

9' 11" (3.02m) x 8' 10" (2.69m).

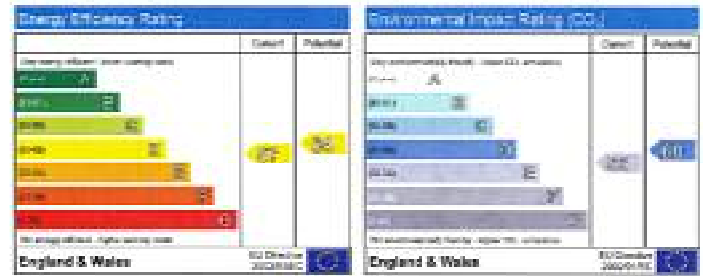


White suite of corner bath with fitted shower and tiled walls above bath, low-level W.C. and pedestal wash basin, tiled splashback and shelf above. Laminate floor, 2 panel uPVC double glazed window, low-level cupboard and radiator.

OUTSIDE:

To the front of the property is a gravelled parking area for several vehicles and small area of lawn. The rear garden comprises a gravelled area leading to enclosed lawn with shrub beds. Built-in garden store.

GENERAL INFORMATION:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emission. The higher the rating, the less impact it has on the environment.

LOCAL AUTHORITY:

City of York Council, tel: 01904 613161.

COUNCIL TAX:

An inspection of the Valuation Office's website on 5th May 2009 revealed a Band 'C' valuation.

VIEWING:

Strictly by appointment with the selling agents, tel: 01904 679733.

DIRECTIONS:

Leave York on the A19 south to Selby. Continue on the A19 past the York outer ring road for approximately 1 mile and take the turning left to Wheldrake where the property is situated a short distance on the left hand side.

IMPORTANT NOTICE:

These particulars which were prepared on 6th May 2009 are provided subject to the following terms:- 1. They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3. All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4. Certain aspects such as dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5. The current availability of this property should be checked particularly if a party is travelling some distance to view.

