



Goodmanham, York, YO43 3HG

- No Onward Chain • An deceptively spacious cottage in a highly desirable location • Open plan kitchen/diner and a separate utility room • Living room with an open fire at its centre • Three bedrooms, one with an en-suite • Family bathroom • Fully enclosed raised garden with two patio seating areas and a garden shed • Single garage with an electric up and over door • Highly regarded pub within the village • EPC = E

Guide Price £300,000

A deceptively spacious, well proportioned, three bedroom detached cottage in the heart of the popular village of Goodmanham. The internal accommodation is on one level but the property benefits from a substantial loft that runs its entire width. Properties within this village do not come to the market very often, so a viewing is highly recommended to fully appreciate everything that it has to offer. This lovely home is offered to the market with No Onward Chain.

The front door opens into a large welcoming vestibule with ample space for additional storage. There is a door on the right that provides access to a single garage with an electric up and over door. A door on the left opens into the nicely proportioned kitchen/diner with two worktops, one of which incorporates a ceramic sink with drainer and a four ring gas hob. There is a Hotpoint double oven and multiple storage units. The dining area provides space for a good sized table with chairs and a set of doors open to the rear garden. There is a separate utility room that has an L shaped worktop that incorporates a stainless-steel sink with drainer and space below for white goods.

The living room is spacious with two large windows that allow natural light to flood the room. There is an open fire with a stone hearth and timber mantle at its centre, the perfect addition especially in the colder winter months. There are three good sized bedrooms, one with an en-suite comprising shower, hand basin, w/c and a walk in storage cupboard. A family bathroom comprising bath, shower, hand basin and w/c completes the internal accommodation.

Externally there is paving that runs the full width of the property with steps leading up to a raised lawn. There are a variety of colourful flowers, shrubs and mature trees. A second patio can be found on this level, the perfect area to sit and enjoy the summer months. There is timber garden shed perfect for the storage of gardening paraphernalia.





AN ATTRACTIVE COTTAGE WITH NO ONWARD CHAIN



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		51	75
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		0	0
		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Oil fired central heating



Address: Goodmanham, York, YO43 3HG
Reference: 1556



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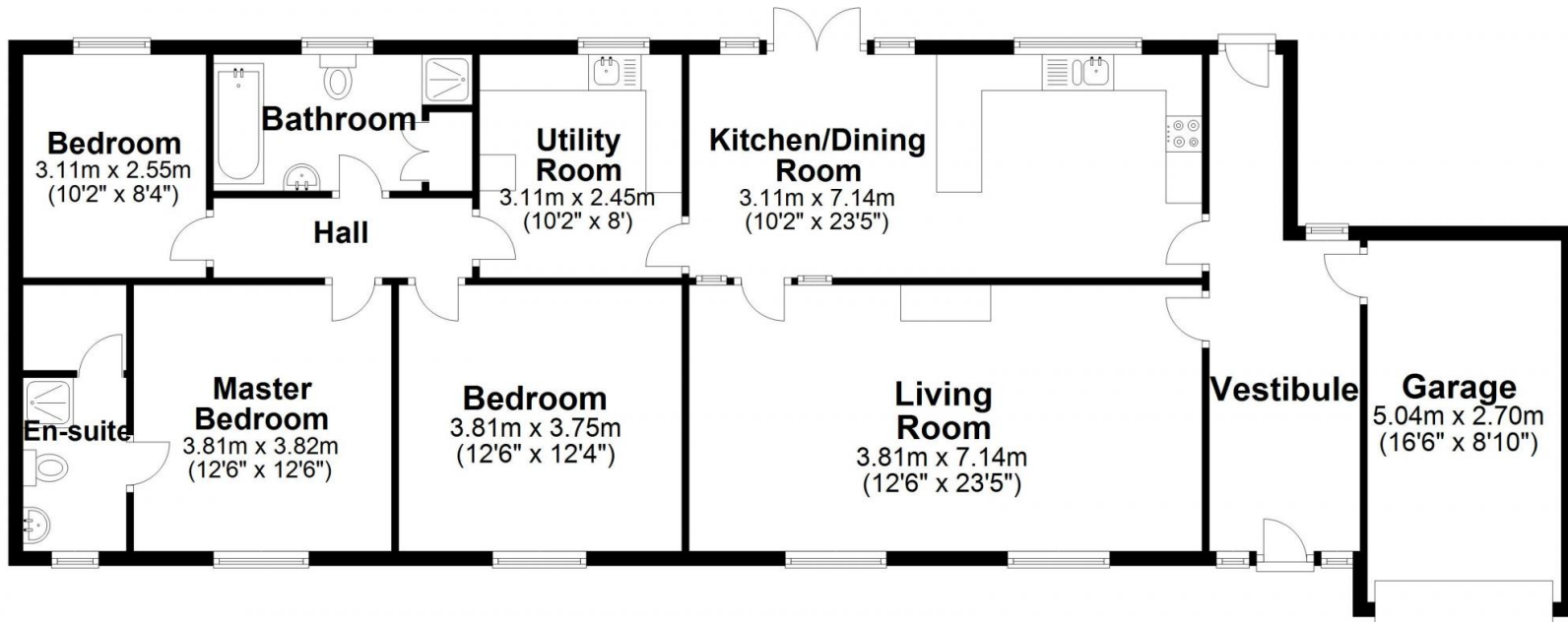


Offices in York, Pocklington and Market Weighton

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Ground Floor

Approx. 139.2 sq. metres (1498.0 sq. feet)



Total area: approx. 139.2 sq. metres (1498.0 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

Taxus Cottage

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