



Field House Cottage, Bolton Lane, Wilberfoss, York, YO41 5NX

• No Onward Chain • Detached property in an acre plot • In need of renovation • Kitchen with adjacent pantry • Living room with open fire • Two good sized bedrooms • Downstairs shower room • Garage and off street parking • Potential to extend • EPC = G

Guide Price £275,000

Situated in just over an acre, only a short distance from the village of Wilberfoss, is this two bedroom detached cottage. The property is located on Bolton Lane which is convenient for quick access to the A1079 which gives access to York and Pocklington. The property is in need of complete renovation but provides the perfect project for anyone that is looking for something unique. Properties like this with land are extremely hard to come by, so a viewing is highly recommended to fully appreciate the endless opportunities that are available.

As you enter the property you find yourself in a porch with a w/c and coal house adjacent.

Moving into the main house you will see the living room straight ahead with stairs leading to the first floor. There is an open fire at the centre of the room which hasn't been used for a number of years but could be reinstated whilst carrying out renovation works. The house shower room can be found adjacent and comprises of a walk in shower, hand basin and w/c.

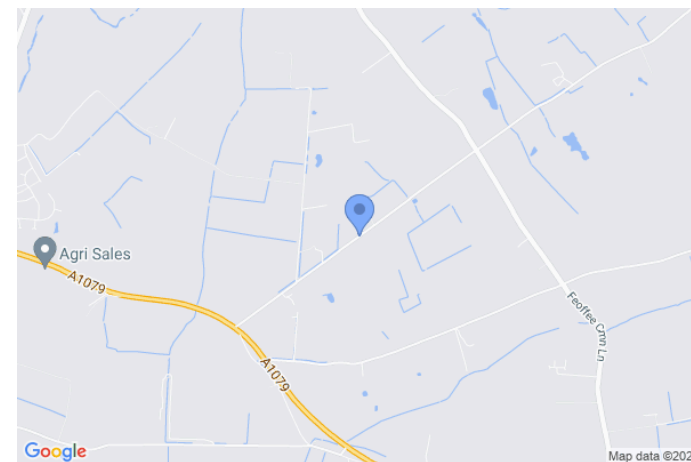
The kitchen, with fitted worktops and storage below, follows and benefits from a separate pantry, offering ample storage.

The dining room again has an open fire at its centre and a set of doors which give access to the rear garden. The kitchen and dining room could be knocked into one if open plan is desired.

To the first floor you will find two bedrooms.

Externally, there is a garage to one side and a brick built store to the other. There is an external loft at first floor level which could be converted to provide additional accommodation for the property.

The outside space at this property offers any potential buyers scope to extend the property extensively and also the potential for a change of lifestyle, with the addition of chickens or horses.





CIRCA 1 ACRE PLOT



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



| 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 | 1 | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Address: Bolton Lane, Wilberfoss, York, YO41 5NX
Reference: 1994

| Environmental Impact (CO ₂) Ra | | 0 | 0 |
|---|---|-------------------------|-----------|
| | | 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 | | EU Directive 2002/91/EC | |

Viewing strictly by appointment

Tenure Freehold

Council Tax Band Not Specified

Local Authority East Riding of Yorkshire Council

Services Solid fuel heating.



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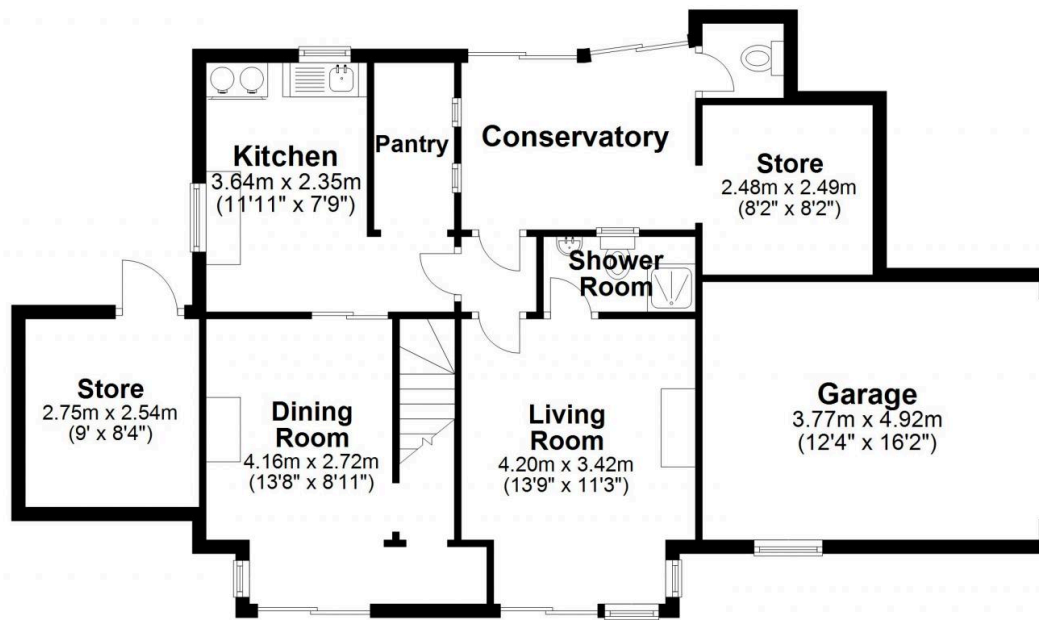


Offices in York, Pocklington and Market Weighton

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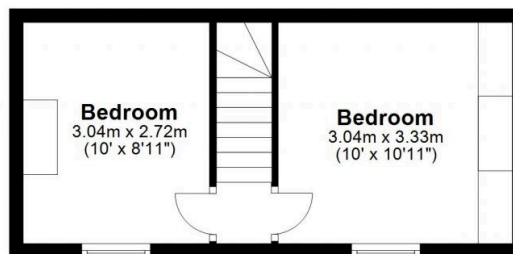
Ground Floor

Approx. 89.4 sq. metres (962.1 sq. feet)



First Floor

Approx. 23.1 sq. metres (248.2 sq. feet)



Total area: approx. 112.4 sq. metres (1210.3 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.

Disclaimer

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