

# HUNTERS®

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## Main Street

Oldstead, York, YO61 4BL

Guide Price £320,000



# Mill Stone Cottage Main Street

Oldstead, York, YO61 4BL

Guide Price £320,000



## ACCOMMODATION

Outdoor Space

### Entrance Hall

Stairs to first floor

### Sitting Room

Centered upon an open hob grate fireplace with stone surround (see agents note), radiator, window to the front, wired for electric car charging point to be installed, understairs recess and storage cupboard

### Kitchen Diner

Elegant newly fitted kitchen diner (2022) with a range of fitted wall and base units with solid oak worktops and tiled splashbacks. Integrated appliances include Neff oven and grill/microwave, Neff electric hob with filter hood over, Neff fridge freezer, Bosch washer dryer, Bosch dishwasher, sink drainer, extended to provide dining area with radiator and doors out to the garden area and the views beyond.

### Cloakroom

Close coupled wc, wash hand basin, oil fired boiler, storage cupboards, double glazed opaque window to the rear, extractor fan

### Landing

Landing

### Bedroom 1

Open fire grate (see agents note) window to the front, radiator, overstairs storage cupboard

### Bedroom 2

Window to the rear, radiator

### Bathroom

New bathroom featuring bath with shower attachment and screen, close coupled wc, wash hand basin, chrome towel radiator, extractor fan, opaque window to the rear

### Outdoor Space

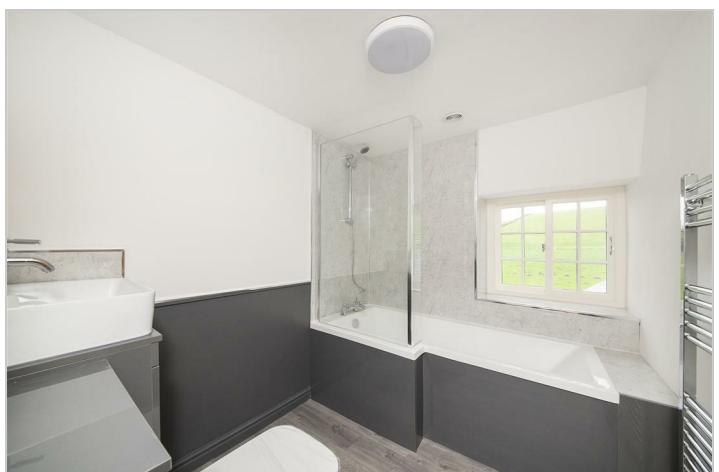
The rear garden is low maintenance and enjoys delightful rural views from a raised decked seating area with planting borders and gravelled pathway with gated access for bins. There is an onstreet parking space to the front.

### Agents Note

The vendor advises us that the chimneys have been swept and inspected but not used.

### Council Tax Band

Researching the Council website this property is currently listed in Band B and the figure for the year commencing 1 April 2022 is approximately £1511.61



## Road Map



## Hybrid Map



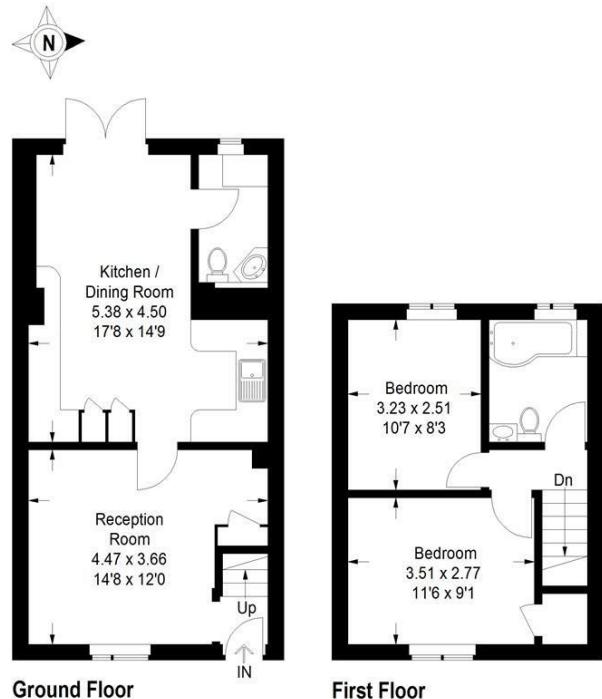
## Terrain Map



## Floor Plan

### Millstone Cottage, YO61

Approximate Gross Internal Area  
Ground Floor = 41.9 sq m / 451 sq ft  
First Floor = 27.5 sq m / 296 sq ft  
Total = 69.4 sq m / 747 sq ft

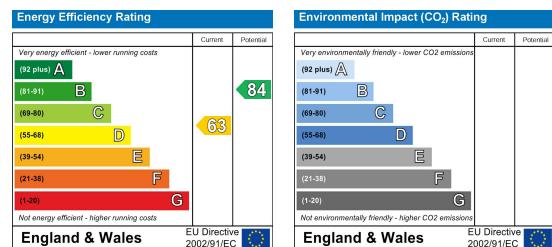


This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows and door openings are approximate. Whilst every care is  
taken in the preparation of this plan, please check all dimensions,  
shapes and compass bearings before making any decisions  
reliant upon them. (ID846859)

## Viewing

Please contact our Hunters Easingwold Office  
on 01347 823535 if you wish to arrange a viewing appointment for this  
property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.