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Orchard Cottage Rectory Corner, Brandsby, York, YO61 4RJ

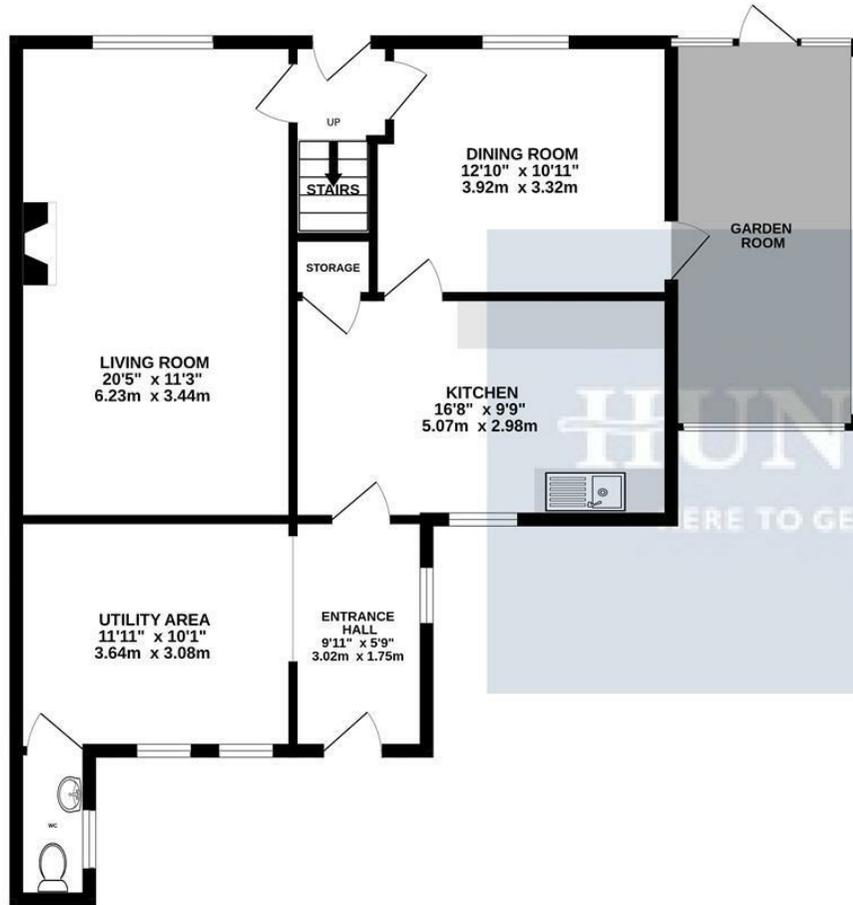
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Guide Price £500,000

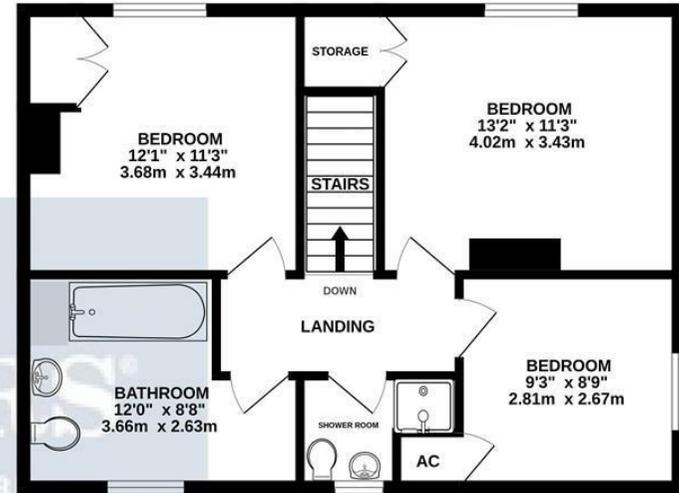
This three bedroom semi detached stone cottage is full of character and charm, has a beautiful garden and enjoys stunning views across the surrounding countryside. It briefly comprises: hallway, sitting room, dining room, garden room, kitchen, utility room, rear lobby and wc. To the first floor are three bedrooms, a bathroom and an additional shower room. Outside are gardens to three sides, a garage and additional room for off street parking. EPC rating F and Council Tax Band D. A viewing is highly recommended to appreciate this lovely home. It will not be round for long. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
easingwold@hunters.com | www.hunters.com

GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
			82
		26	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	

- SEMI DETACHED COTTAGE
- EXTENSIVE GARDENS
- COUNCIL TAX BAND D

- THREE BEDROOMS
- LOVELY OPEN VIEWS

- CHARACTER AND CHARM
- EPC RATING F

HALLWAY

Accessed via timber front door, stairs to first floor

SITTING ROOM

Fireplace with inset multi fuel stove, sash window to front aspect, fitted shelving and fitted cupboard, electric radiator

DINING ROOM

Sash window to front aspect, electric radiator

GARDEN ROOM

Tiled floor, double doors to garden

KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer sink unit, electric cooker point, plumbing for dishwasher, space for undercounter fridge, windows x 2 to rear aspect, electric radiator, understairs storage cupboard

UTILITY ROOM

Work surface with inset belfast sink unit, plumbing for washing machine, feature stone wall, fitted shelving, windows x 2 to rear aspect, electric radiator

REAR LOBBY

Window to side aspect, timber door to rear garden

WC

Low flush wc, wall mounted wash basin, window to rear aspect

FIRST FLOOR LANDING

Electric radiator

BEDROOM ONE

Fitted wardrobes, sash window to front aspect, electric radiator

BEDROOM TWO

Fitted wardrobe, sash window to front aspect, electric radiator,

BEDROOM THREE

Sash window to side aspect, fitted cupboard, electric radiator

BATHROOM

Suite comprising panelled bath, low flush wc, pedestal wash basin, sash window to rear aspect, electric radiator

SHOWER ROOM

Walk in shower with mains aquilisa shower, low flush wc, pedestal wash basin, opaque window

OUTSIDE

There are extensive gardens to three sides comprising of lawned areas, borders of shrubs and flowers, an area of wild garden, a small orchard and a vegetable garden. There is also a greenhouse.

GARAGE AND PARKING

A driveway with room for off street parking leads to a single detached garage. This has power and light laid on and a personnel access door to/from the garden.

VIEWS

The property enjoys open views over the surrounding countryside

DISCLAIMER

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. 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.









