



## Naburn Locks Cottage, Naburn, York, YO19 4RU

- Superb period cottage
- Two double bedrooms
- Beautifully presented
- River access to York
- NO ONWARD CHAIN
- River and Lock views
- Exceptional Investment
- Two reception rooms
- Extensive gardens to two sides

**Guide Price £350,000**



# Naburn Locks Cottage, Naburn, York, YO19 4RU

## DESCRIPTION

This property is a most charming and beautifully presented and appointed period cottage overlooking Naburn Locks and the river Ouse.

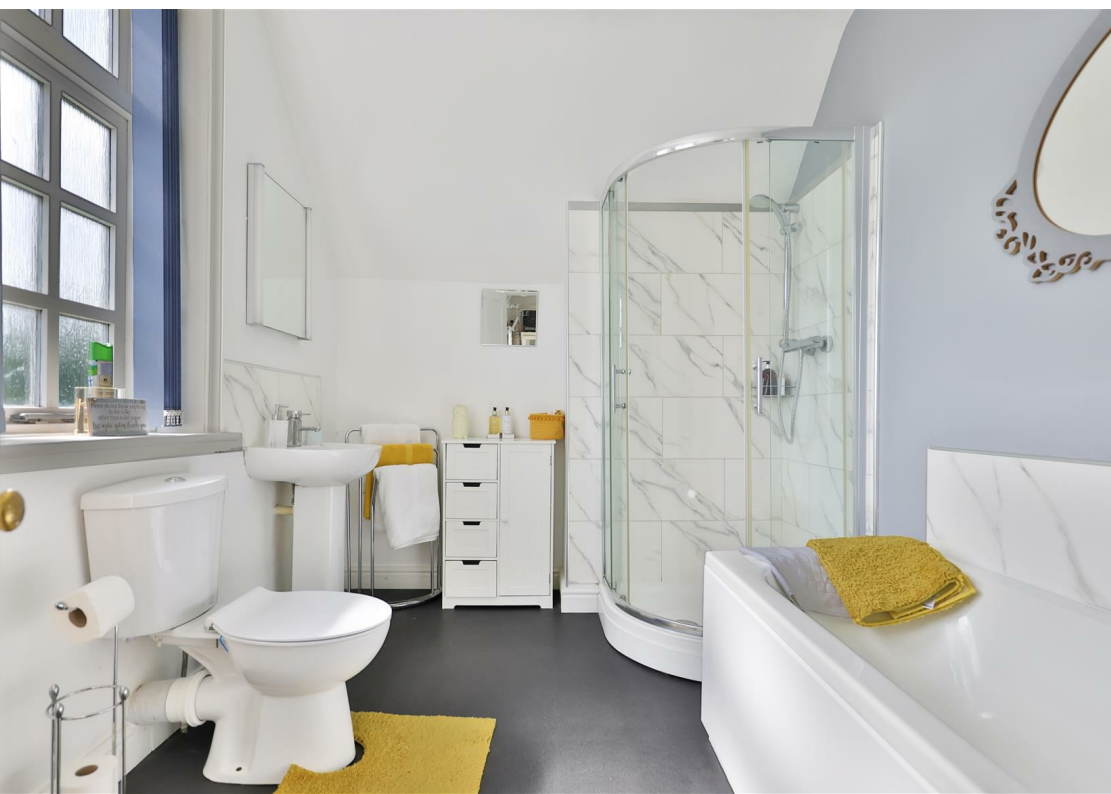
The two bedroomed semi-detached cottage was bought by the current owners seven years ago and they undertook a full and sympathetic renovation project of it and the results are simply stunning. With two reception rooms a superb, fitted kitchen and extensive gardens to two sides the property represents an idyllic place to live or a sound investment as a holiday let with excellent returns.

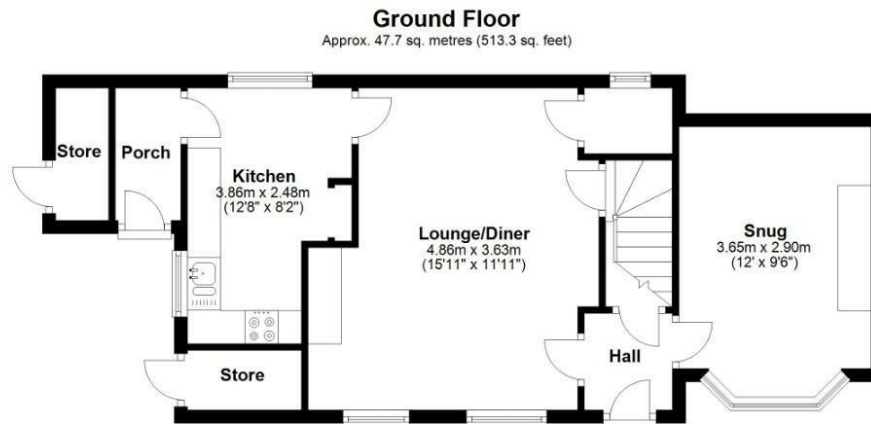
Situated approximately five miles south of York the property has easy access to the river tow path which leads to the Plantation walk/cycle path and nearby Naburn village and onto York. There is also a regular water boat into the historic city of York.

Benefiting from LPG gas central heating and a mixture of sealed unit and UPVC double glazed windows the accommodation briefly comprises, Entrance door with over light, entrance hall, cloak cupboard, sitting room with bay window to front, lounge/dining room with multi-fuel burning stove set in rustic brick surround, built in utility cupboard, Superb kitchen with fitted base and wall units in a cottage/shaker style finish, integral electric oven hob and extractor fan hood, integral dish washer. Door to side entrance hall and door to front (The ground floor has attractive wood effect ceramic tiled floors). From the lounge stairs lead to a galleried landing which houses a 'Worcester' combination boiler supplying domestic hot water and central heating. Two double bedrooms, bedroom two with built in wardrobe, a spacious four-piece bathroom with corner shower cubicle.

Outside there are well stocked herbaceous borders to the front, there is pedestrian and vehicle access via iron gate to hard standing parking place for two cars, to side and rear are extensive and well-presented lawned gardens with mature trees including fruit trees and herbaceous borders, there is also a wilderness garden area.







Total area: approx. 82.0 sq. metres (882.6 sq. feet)

The total SqFt shown can include Garages & Outbuildings.  
Plan produced using PlanUp.

## 2 Naburn Lock Cottages

### Viewings

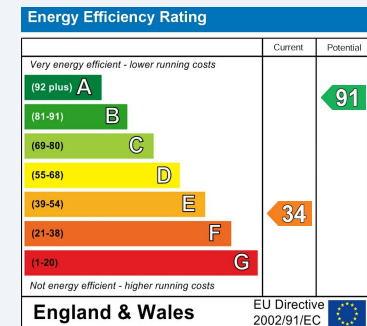
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

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



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.