



**Holly Cottage Main Street
Great Ouseburn, Yorkshire YO26 9RF**

£795 Per month

STUNNING 3 BED ROOMED COTTAGE
HIGH SOUGHT AFTER VILLAGE LOCATION
EXCELLENT ORDER THROUGHOUT
IN BRIEF COMPRISES ENTRANCE VESTIBULE
SITTING ROOM, DINING KITCHEN, UTILITY ROOM
CELLAR AND BATHROOM
AVAILABLE MARCH 2020 EPC

Holly Cottage Main Street, Great Ouseburn, Yorkshire YO26 9RF

Entrance Vestibule

Painted panelled front entry with a period multi-paned window over. Recessed mat well. Painted wall panelling. heater. Stair case to the first floor.

Sitting room

15'0" x 10'11" (4.58 x 3.33)



Floor to ceiling panelled bay window fitted with the original shutters. Window seat with storage. Reeded architraving to the two sitting room doors. Open fireplace fitted with a cast iron multi-fuel stove set on a raised brick hearth. TV point. Moulded ceiling cornice. Carbon monoxide detector.

Dining Kitchen

14'3" x 11'7" (4.36 x 3.54)



Windows to both side elevations fitted with obscure glass. Inset stainless steel sink unit. Matching oak range of modern units which comprise cupboards and drawers with work tops over. Combination of wall panelling and splash back wall tiling. Alcove cupboard with shelving. Slot in cooker space with extractor hood over. heater.

Utility Room



High level pantry window fitted with obscure glass. Plumbing for an automatic washer. Double wall cupboard. heater.

WC

Fitted with a white suite to comprise a low level w.c and wash basin.

Cellar

Accessed from the inner hall via a run of stone steps. Grilled openings. Wall shelving. Shelved store cupboard.

Bedroom one

14'5" x 12'7" (4.405 x 3.841)



Secondary double glazed window with timber panelling under. heater. Walk-in wardrobe cupboard. Inter communicating door with bedroom, Moulded ceiling cornice

Holly Cottage Main Street, Great Ouseburn, Yorkshire YO26 9RF

Bedroom two

11'1" x 14'4" (3.401 x 4.375)



Window in the side elevation with timber panelling under and fitted with obscure glass. heater. Built in cupboard. Intercommunicating door with bedroom one.

Bedroom three

14'6" x 8'2" (4.439 x 2.504)



Secondary double glazed window with panelling under. heater.

Bathroom




Window fitted with obscure glass. A large room fitted with a four piece suite which comprises: bath, pedestal wash basin, corner tiled shower compartment and low level w.c.

Outside

There is small easily managed front garden, enclosed by wrought iron railings incorporates a number of shrubs and hard landscaping. Parking is on the road.

Right of Way The owner of Holly Cottage has a right of way, upon request, to go through side archway, belonging to The Post Office, for the purposes of property maintenance



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	