



**The cottage Woodmans House  
Pilmoor, York, Yorkshire YO61 2QG**

**£800 Per month**

A DELIGHTFUL TWO BEDROOM DETACHED COTTAGE SITUATED WITHIN PRIVATE GROUNDS WITH ENTRANCE LOBBY, STUNNING DINING KITCHEN WITH AGA SITTING ROOM WITH WOOD BURNER AND COUNTRY SIDE VIEWS MASTERBEDROOM WITH ENSUITE SHOWER ROOM AND WALK IN WARDROBE HOUSE BATHROOM AND DOUBLE SECOND BEDROOM STUNNING LOCATION, GARAGE ALLOCATED PARKING AVLIABLE NOW COUNCIL TAX B EPC D

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## Location

Set in a rural hamlet in the Vale of York. It sits between the popular villages of Helperby and Sessay which both offer Village Halls, Primary Schooling and good community life.

Nearby Boroughbridge, Thirsk and Easingwold offer a wide range of facilities and amenities including shops, supermarkets, pubs, restaurants and further schooling. The city of York and the market town of Harrogate offer a wide range of facilities.

Good access to the A19 & A1 (M) means that York, Teesside and Leeds are all within easy commuting distance. Both York and Thirsk have a fast mainline rail service to London, Newcastle and Edinburgh, and there are airports at Leeds Bradford and Durham Tees Valley.

A good range of both private and public sector schooling is available, including Cundall Manor, Ripon Grammar, Queen Mary's, St Peter's, Bootham and Ampleforth.

## ROOMS

HALLWAY - 3.05 x 3.03

DINING KITCHEN - 4.63 X 4.62

SITTING ROOM 3.09 X 4.76

BEDROOM ONE - 3.78 X 3.29

BEDROOM TWO - 3.08 X 3.32

BATHROOM - 1.88 X 1.88



