



HUDSON
MOODY

Lambs Cottage , Warthill, York YO19 5XL



UNEXPECTEDLY RE-OFFERED TO THE MARKET. A charming 18th Century Grade II Listed detached cottage set in private gardens; offering an OUTSTANDING OPPORTUNITY TO MODERNISE & REMODEL. Well positioned in one of York's most desirable villages. No onward chain.

An attractive character property originally served as two cottages, enjoying a generous sized rear garden. Offered with vacant possession and no onward chain.

Internally the accommodation comprises: Living Room -- Snug -- Scullery -- Inner Hall/Pantry -- Kitchen -- WC -- Sitting Room -- Bedroom 4/Office -- Shower Room. 1st Floor: 2 separate staircases leading to 4 bedrooms (2 accessible from each staircase) -- Bathroom.

Externally: a side driveway leads up to a garage providing ample off-road parking. The front garden incorporates a good mix of established shrub borders, rose bushes, holly hedge and path. To the rear is the potential to shape a wonderful sized 'L' shape westerly facing garden (which varies from approx 11 to 35 metres in depth); currently housing an abundance of bushes and plants; enclosed by a combination of brick wall and fenced boundaries. Brick outbuilding. Coal store. Greenhouse. An ideal space for either families or garden lovers.

In summary, a rare opportunity to secure a detached cottage with huge potential set in the heart of a highly popular village.

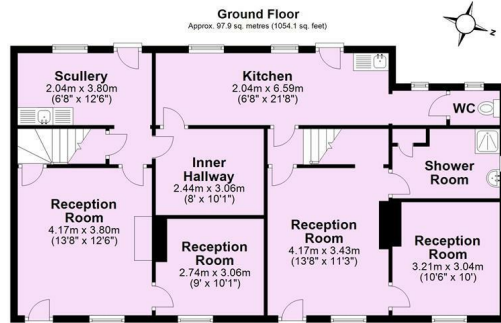


- Grade II Listed Cottage
- Opportunity to Modernise + Remodel
- Extensive Renovation Works Required
- Generous Sized Gardens
- Garage
- Highly Regarded Village
- Village Primary School - Ofsted Outstanding
- No Onward Chain
- Call Hudson Moody to View

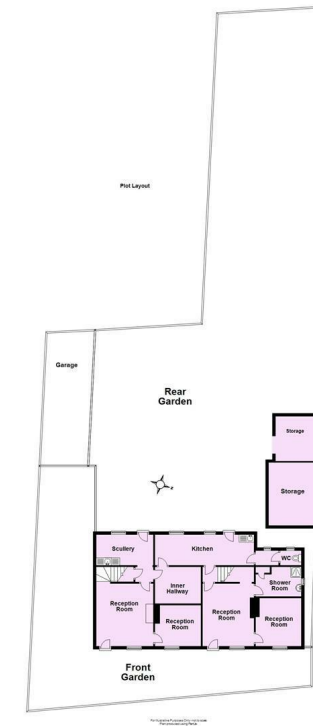
Offers Over £350,000

Tenure: Freehold





For Illustrative Purposes Only - not to scale.
Plan produced using Planity.



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IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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