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£160,000

1 White Cottages , South Cliffe, York, YO43 4UX

**** IDYLIC COUNTRY COTTAGE IN NEED OF SOME MODERNISATION ****
NO ONWARD CHAIN - COUNTRYSIDE VIEWS

This property offers a wonderful opportunity to achieve the dream of living in the countryside.

Nestled in the hamlet of South Cliffe, this generously proportioned two bed semi-detached cottage is in need of some modernisation to truly take advantage of its open views over fields and the countryside beyond.

Ground accommodation comprises of entrance lobby, kitchen, pantry, W/C, dining room, and living room, whilst on the first floor there are two double bedrooms and a bathroom. Outside the front garden is laid mainly to lawn and at the rear is a paved patio area and garden well stocked with mature shrubs.

South Cliffe is a peaceful hamlet some four miles south of the market town of Market Weighton and benefits from easy access to commuter routes for York, Beverley, Hull and the M62.

Bedrooms Bathrooms Receptions

2

2

2



SOUTH CLIFFE

South Cliffe is a small village nestled in the East Riding of Yorkshire, approximately 4 miles south of the market town of Market Weighton and two miles north of the larger village of North Cave. Primarily a rural area with a strong agricultural presence, South Cliffe is surrounded by open fields and farmland, and offers picturesque views of the Yorkshire countryside.

South Cliffe has a small population, contributing to its peaceful and quiet atmosphere, however the village is home to the beautiful St John's Church and a community hall, which hosts a variety of events and activities for residents.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

Front entrance door, stairs off.

KITCHEN

4.30m x 2.65m (14'1" x 8'8")



Fitted cream kitchen with wood effect work surfaces over, cream sink and drainer with mixer tap, electric storage heater, plumbing for washing machine, electric hob with splash back and extractor fan over, electric oven wood effect flooring, PVCu rear entrance door.

KITCHEN



PANTRY

2.66m x 1.31m (8'8" x 4'3")

Shelving, wood effect flooring, loft access point.

W/C

1.55m x 1.08m (5'1" x 3'6")

White suite comprising low flush W/C, wash hand basin, part-tiled walls, wood effect flooring.

DINING ROOM

4.40m x 3.32m (14'5" x 10'10")



Electric fire, storage cupboard off with hot water cylinder, understairs storage cupboard.

LIVING ROOM

4.37m x 3.59m (14'4" x 11'9")



Electric fire.

FIRST FLOOR

LANDING

Electric storage heater.

BEDROOM 1

4.64m x 3.61m (15'2" x 11'10")



Storage cupboard off.

BEDROOM 2

3.40m x 3.08m (11'1" x 10'1")

Loft access point.

BATHROOM

2.44m x 1.47m (8'0" x 4'9")



Panel bath, pedestal wash basin, low flush W/C, electric wall heater, part-tiled walls, wood effect flooring.

OUTSIDE



FRONT GARDEN



Iron gate with paved pathway to front door, laid mainly to lawn and well stocked with mature shrubs, and flowering cherry tree.

REAR GARDEN

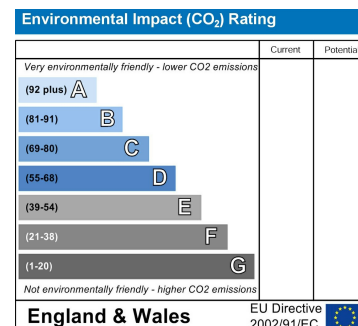
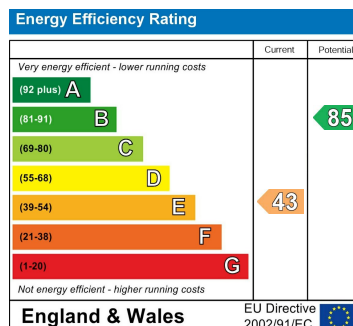


Paved patio, mature shrubs, timber fenced boundaries, view out onto open fields.

VIEW



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SERVICES

Mains water, electricity, and drainage to septic tank are connected to the property.

The property has electric fires in both the lounge and dining room, an electric storage heater in the kitchen and on the landing, and an electric wall heater in the bathroom.

COUNCIL TAX

Council Tax band B.

TENURE

The property is freehold.

POSSESSION

Vacant possession on completion.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

IDENTIFICATION

Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

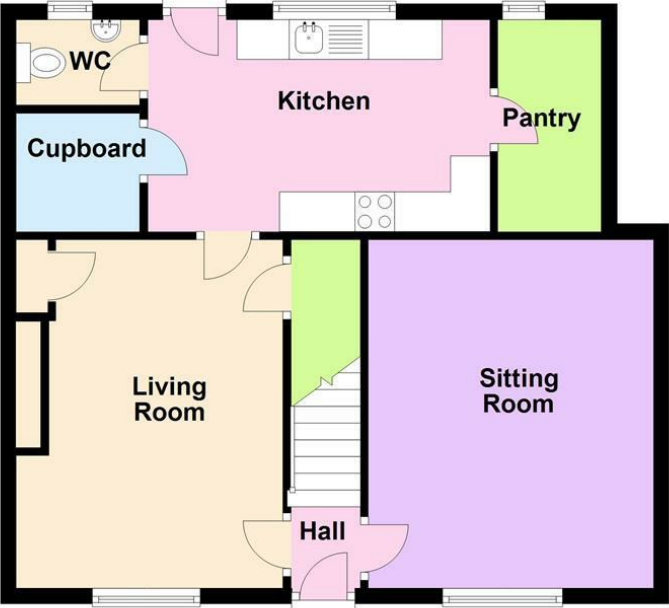
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Floor plan

Ground Floor

Approx. 55.8 sq. metres (600.6 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.4 sq. feet)



Total area: approx. 93.6 sq. metres (1007.9 sq. feet)
1 White Cottages, South Cliffe