

HORNSEYS

ESTABLISHED 1885

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£700 PCM

2 Haldene Cottages, Station Road, Foggathorpe, Selby, YO8

**** BEAUTIFUL TWO BED COTTAGE WITH OPEN VIEWS ****

This beautiful and well maintained two bed country cottage is located in the picturesque village of Foggathorpe. Along with open views to the rear, the property also boasts a private rear garden and private parking to the front. Briefly comprising on the ground floor of living room, kitchen, internal lobby, and bathroom, whilst on the first floor there are two double bedrooms.

Outside the rear garden is mainly laid to lawn, and the front is gravelled for parking.

Foggathorpe is approximately 8 miles from the market towns of Selby, Market Weighton and Howden, and approximately 2 miles from the villages of Holme on Spalding Moor and Bubwith where a range of local amenities are available including primary schools, restaurants, public houses, and a leisure and sporting club.

Foggathorpe is ideally located for access to Howden Railway station. With main road and commuter routes to Selby, York, Hull, and Leeds, as well as for access onto the M62 motorway network.

PETS BY NEGOTIATION



Bedrooms Bathrooms Receptions

2

1

1



FOGGATHORPE

Foggathorpe is a small, rural village approximately 8 miles from the market towns of Selby, Market Weighton and Howden, and approximately 2 miles from the villages of Holme on Spalding Moor and Bubwith where a range of local amenities are available including primary schools, restaurants, public houses, and a leisure and sporting club. Foggathorpe is ideally located for access to main road and commuter routes to Selby, York, Hull, and Leeds, as well as for access onto the M62 motorway network.

ACCOMMODATION

ENTRANCE

Wooden part-glazed door opens into living room.

LIVING ROOM

3.98m x 3.47m (13'0" x 11'4")



Wood burner set in brick fireplace with wooden mantle, shelving to sides, laminate wood effect flooring, radiator, window to front.

KITCHEN

3.02m x 2.68m (9'10" x 8'9")



White fitted kitchen with oak work surface over, stainless steel sink with mixer taps, Logic built-in hob with extractor over,

Logic oven, space for fridge freezer, part-tiled walls, tiled flooring, radiator, wooden door off leading to first floor.

INNER LOBBY



Plumbing for washing machine, tiled flooring.

BATHROOM

2.24m x 1.80m (7'4" x 5'10")



White suite comprising bath with hand-held shower mixer taps over and Triton electric shower over, fixed shower screen, pedestal wash basin, low flush W/C, part-tiled walls, extractor fan, tiled flooring, radiator, frosted window to rear.

FIRST FLOOR

BEDROOM 1

3.49m x 3.48m (11'5" x 11'5")



Built-in wardrobes, radiator, window to front.

BEDROOM 2

3.04m x 2.59m (9'11" x 8'5")



Cupboard housing new Ideal gas central heating boiler, radiator, window to rear.

OUTSIDE

FRONT GARDEN

Gravelled parking area for two vehicles.

REAR GARDEN (1)



Pathway leading to lawned area, timber fence boundaries, metal storage shed.

REAR GARDEN (2)



SERVICES

Mains water, electricity, drainage are connected to the property.

LPG central heating.

COUNCIL TAX

Council Tax Band A.

TERM

To let on an assured shorthold tenancy (unfurnished) for a term certain of 12 months.

RENT

£700 per calendar month plus water, electricity, gas, telephone accounts and council tax. Rent to be payable monthly in advance together with a deposit in the sum of £808 as security against damage, breakages, outstanding accounts or outstanding rent.

VIEWING

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

IDENTIFICATION FOR RENTAL PROPERTIES

No application will be processed until photographic identification and proof of residency have been received for all tenants and occupiers aged 18 and over.

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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