



Vine Cottage,  
Allerthorpe, YO42 4RW  
£375,000



## ABOUT THE PROPERTY

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An unusual village property, attached to the village Hall, in this much sought after exclusive village location east of York, formerly the schoolteachers house. Vine Cottage started life as a two bedroomed cottage, the current owners have completely transformed this family home to provide modern family living. The spacious accommodation offers a fitted kitchen with a host of appliances, family/dining room with bi-folding doors, cosy sitting room with log burner, master bedroom with "juliet" doors overlooking the garden with en-suite shower room, two further bedrooms and house bathroom.

Driveway leading to a good sized garden and storage garage.

Early viewing is recommended to avoid disappointment.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band C.



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Tenure: Freehold  
East Riding of Yorkshire  
Band: C

#### **SIDE ENTRANCE**

2.08m x 1.01m (6'9" x 3'3" )

Entered via a composite side entrance door, having Worcester gas combination boiler.

#### **FITTED KITCHEN**

4.72m x 2.85m plus recess 4.23m (15'5" x 9'4" plus recess 13'10" )

Well appointed fitted kitchen with a range of wall and base units , working surfaces, built in dishwasher, wine cooler, Beko double oven, four ring gas hob, feature flooring, designer radiator, recessed lighting and double glazed window to the side elevation. Opening to;

#### **LARDER**

1.59m x 2.23m (5'2" x 7'3" )

Shelving and space for fridge freezer.

#### **CLOAKROOM/UTILITY**

1.66m x 1.89m (5'5" x 6'2" )

Fitted suite comprising pedestal hand basin, low flush WC, chrome radiator, extractor fan and plumbing for automatic washing machine.

#### **DINING ROOM/ FAMILY ROOM**

4.69m x 3.25m (15'4" x 10'7" )

A splendid feature to this cottage, having Bi-folding doors giving direct access to the garden, radiator, recessed lighting and double glazed window to side elevation.

#### **SITTING ROOM**

4.59m x 3.66m (15'0" x 12'0" )

A lovely cosy room, having double glazed bay window to the front elevation, log burner set in adam style surround, ceiling beams, radiator, door to storage/small office and stairs to first floor accommodation.

#### **STORAGE/OFFICE**

1.01m x 1.69m (3'3" x 5'6" )

Recessed lighting and double glazed window to side elevation.

#### **LANDING**

0.89m x 5.05m (2'11" x 16'6" )

#### **BEDROOM ONE**

3.18m x 4.86m (10'5" x 15'11" )

Opaque double glazed window to side elevation, two radiators and Juliet double doors to rear over looking the garden.

#### **EN-SUITE SHOWER ROOM**

1.48m x 2.19m (4'10" x 7'2" )

Recently refurbished fitted suite comprising low flush WC, extra sized shower cubicle, hand basin, extractor, fully tiled, chrome radiator and recessed lighting.

#### **BEDROOM TWO**

3.66m x 3.66m (12'0" x 12'0" )

Double glazed window to the front elevation, radiator and retained fireplace.

#### **BEDROOM THREE**

3.62m x 2.40m (11'10" x 7'10" )

Velux style window, retained fireplace and radiator.

#### **FAMILY BATHROOM**

2.04m x 2.22m (6'8" x 7'3" )

Well appointed family bathroom comprising bath with mixer tap, shower over and side screen, pedestal hand basin, low flush WC, chrome radiator, recessed lighting and extractor fan.

#### **OUTSIDE**

The property is situated along the Main Street in Allerthorpe, entered via timber gates gravelled driveway. Good sized lawned garden with extensive Indian stone patio and storage garage.

#### **ADDITIONAL INFORMATION**

#### **SERVICES**

Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

#### **APPLIANCES**

None of the above appliances have been tested by the Agent.



Ground Floor



First Floor

**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail [surveys@clubleys.com](mailto:surveys@clubleys.com)

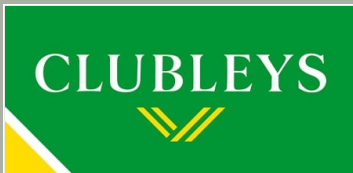
**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 80                      |
| (69-80) C                                   | 66      |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.