



Pump Alley Bolton Percy, York YO23 7AE

Freehold
Council Tax Band - C

- Cottage
- Three Bedrooms
- Open Plan Kitchen Diner
- Parking & Garage
- Front & Rear Gardens
- Popular Village Setting
- Immaculately Presented Throughout
- EPC- D



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£350,000

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Set within the picturesque village of Bolton Percy, which is positioned to the south of York, is this beautiful cottage hidden away down a quiet cul-de-sac. Immaculately presented throughout, this home is ready to move into and benefits from allocated parking and a single garage. Conveniently placed this lovely village offers easy access to York, Leeds and further afield via the A64 and A1M and benefits from a wealth of stunning countryside walks.

Internally the property offers an entrance porch which leads into the parquet flooring of the entrance hall. To the right is the lovely reception room with a bay window that looks out to the front lawn. Set to the rear of the property is the stunning kitchen diner which comprises of a range of shaker style wall and base units, which houses some integrated appliances and are complimented by granite worktops.

On the first floor is a generous landing, three well proportioned bedrooms, with the master bedroom benefitting from built in storage, and a three piece family bathroom.

Surrounded by a stunning backdrop of trees, this property offers a secluded garden which comprises mainly of lawn, flower beds and patio areas. There is an additional lawned space to the front of the property. Finally the property offers parking and a single garage.

In summary, a charming home set within a lovely North Yorkshire village, early viewing is highly recommended.

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