



**I, Victoria Gardens, Sinnington
York, YO62 6SA, with option to purchase an
approx 4 acre paddock, stable and hay store.
Price Guide £320,000**

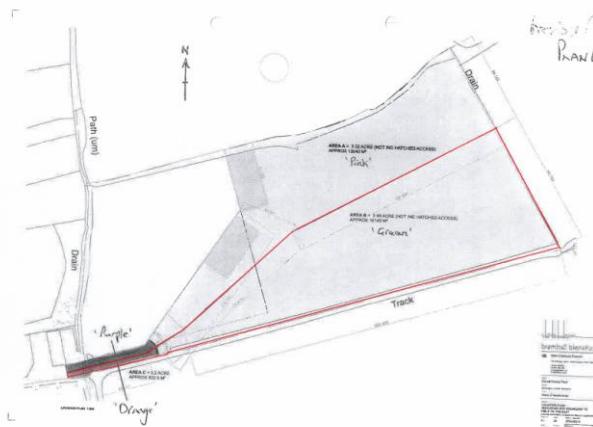
A real lifestyle opportunity to acquire a spacious two bedroom, gas fired centrally heated, double glazed end of terrace cottage, standing in delightful well stocked lawned gardens amounting to approx 0.23 acres. With the OPTION to purchase an approx 4 acre paddock situated on the south eastern periphery of the village with stable and hay store, with further permission for two more 12' x 12' stables. Water laid on to the field, access to the field is by a vehicular right of way.

The property is situated within the village conservation area but is just outside the North York Moors National Park.

Accommodation briefly comprises: Front entrance lobby, sitting room, fitted kitchen/dining area, side entrance lobby, cloakroom and conservatory. First floor: Landing, two bedrooms and house bathroom with shower over bath. Externally a generous car standing area, patio, timber outbuilding with three compartments and a separate stable.

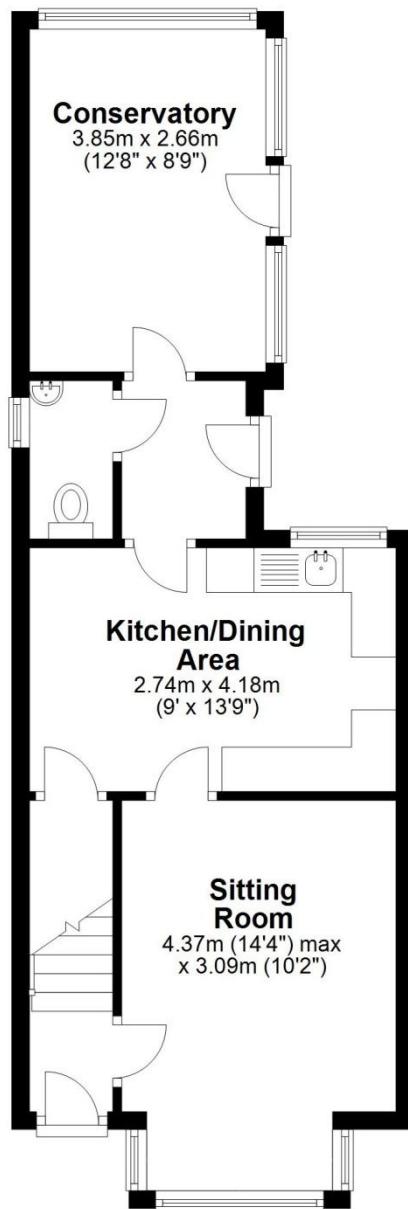
Sinnington is one of North Yorkshire's most outstanding villages which is divided by the River Seven and is very popular with walkers. The village has a highly regarded pub/restaurant known as the Fox and Hounds Country Inn.

This property will make a lovely home as well as being in a wonderful location to explore the North York Moors National Park. The ancient city of York and the coastal resorts of Scarborough and Whitby, as well as the ancient market towns of Kirkbymoorside, Pickering, Thirsk and Malton are easily commutable. The nearest railway stations are Malton and Thirsk.



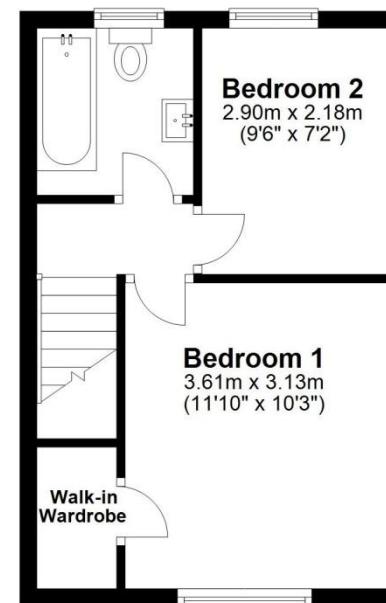
Ground Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



First Floor

Approx. 27.7 sq. metres (297.7 sq. feet)



Total area: approx. 70.8 sq. metres (761.8 sq. feet)

1 Victoria Gardens, Sinnington





Tenure: We understand the property to be freehold. Freehold vacant possession will be given on completion.

Services: Mains electricity, gas, water and drainage are laid on.

Note: No 2 next door has a pedestrian right of way over No 1 from the rear garden of No 2 to the street. There is also a covenant which has not been exercised for many years, as the access has now been fenced off, for vehicular and pedestrian right of way for No's 3 and 4 to pass over, this also applies for No 2 for vehicular access. The properties of No's 2, 3 and 4 have the right to run water and drainage to their properties over and from No 1.

EPC: Band D

Property Tax: Band B

Location: What3words://nuzzling.paint.sorry

Flooding Risk: Applicants are advised to visit the following site to understand the risk of flooding <https://check-long-term-flood-risk.service.gov.uk/search?postcode=y062%206SH#>

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Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office,
16 Market Place, Kirkbymoorside, York. Tel: 01751 431107.



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