

Peter  
**illingworth**  
ESTATE AGENTS

RUSSELL  
COTTAGES

**1, Russell Cottages, Wapping Lane  
Great Edstone, YO62 6PD  
Price Guide £227,000**

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An attractively situated two bedroom end of terrace village property, situated in the charming hill top village of Great Edstone, with the added benefit of an orangery, garage and car standing and gardens both to the front and rear. The property is electrically heated with a wood burning stove in the sitting room.

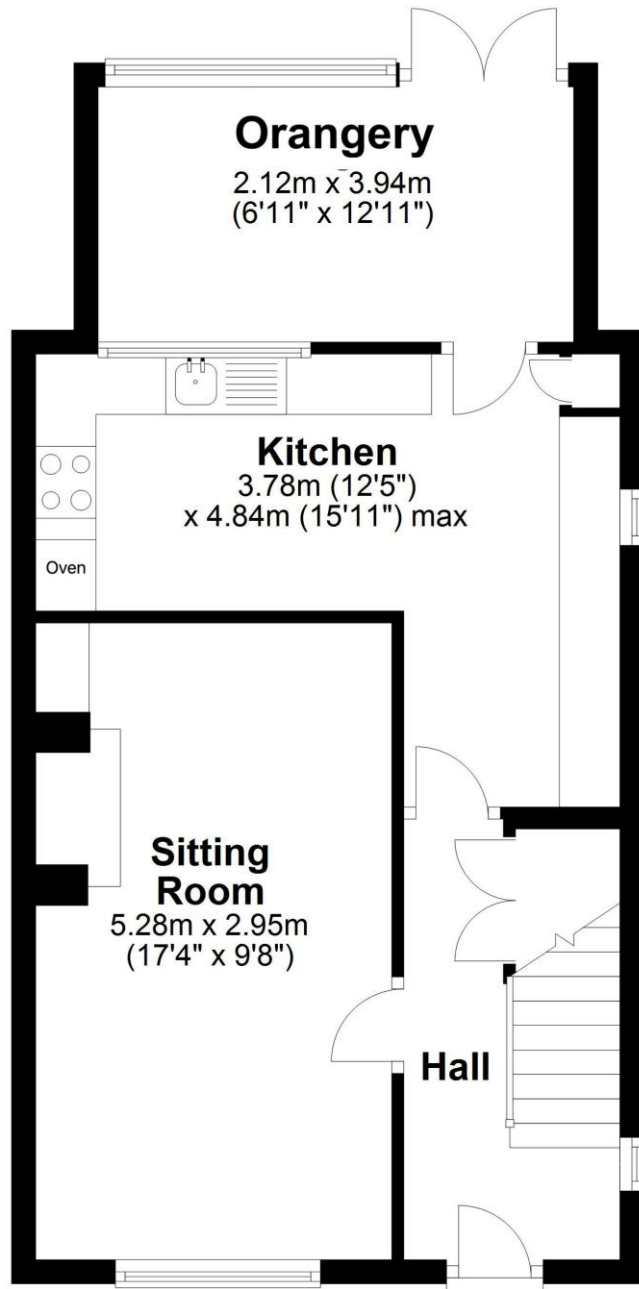
Accommodation briefly comprises: Front entrance hall, sitting room, kitchen/dining area and orangery. First Floor: Landing, two double bedrooms and house shower room.

Within close proximity can be found the renowned North York Moors National Park, the Great Dalby Forest, The Howardian and Hambleton Hills. The ancient city of York and the coastal resorts of Scarborough and Whitby are commutable.



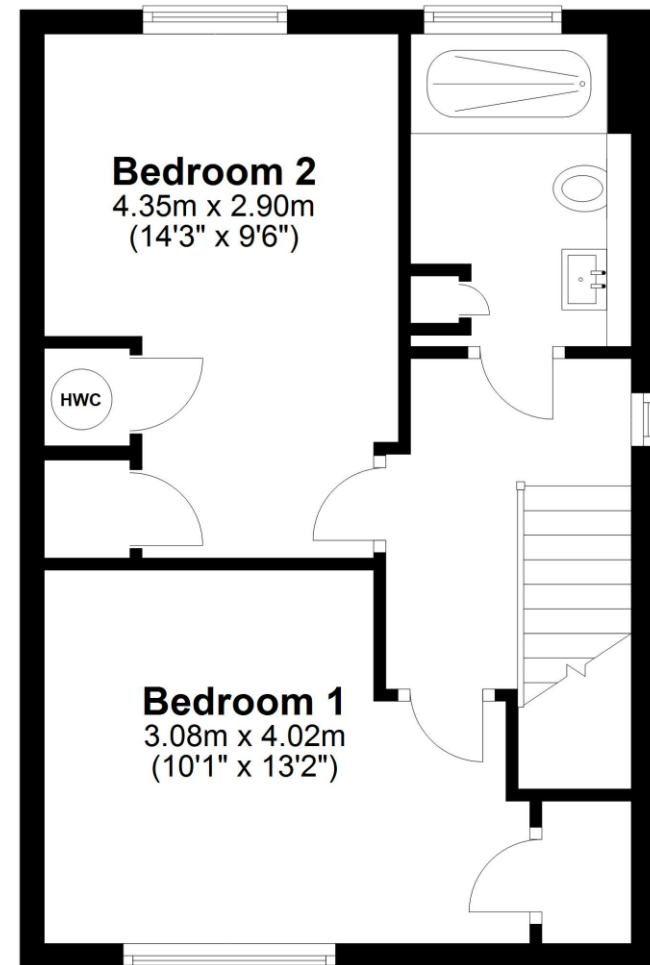
## Ground Floor

Approx. 45.1 sq. metres (485.2 sq. feet)



## First Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Total area: approx. 81.4 sq. metres (876.5 sq. feet)

**1 Russell Cottages, Great Edstone**









**Tenure:** We understand the property to be freehold and vacant possession will be given on completion. The property has the benefit of vehicular rights of way to the garage and car standing to the rear of the property.

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

**EPC:** Band D

**Property Tax:** Band B

**Broadband:**

Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 1,800 Mbps

**Mobile Coverage:**

EE, Vodafone, Three and O2

**What3Words:** ///legs.fortnight.bucked

**Photography:** By Peter Illingworth

**Need to sell your own property?** Contact Peter Illingworth on 01751 431107 for no-obligation advice.

**Viewing:**

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



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