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ESTATE AGENTS

Wheaten Cottage
Wetherby Road
Rufforth
York
YO23 3QB
£365,000

- Stunning Detached Cottage
- Rural Location
- Stylish Internal Accommodation
- Log burning stove
- Kitchen Diner
- Master en Suite
- Drive and Detached Garage
- Mature Gardens



Wheaten Cottage is situated on the edge of a stunning Yorkshire village 4 miles from York City Centre.

The village of Rufforth has three train stations within 5 miles giving easy access to Leeds, Harrogate and London. There is also an off road cycle track which connects the villages of Knapton and Poppleton.

Bursting with charm and character, this "chocolate box" cottage is sure to appeal to a variety of buyers looking for a rural home which is within easy access to York and its major road and rail networks.

Internally, the lounge has dual aspect windows and double doors leading to an Indian stone patio and the rear garden. The open plan kitchen/diner also has two windows and a door leading to the rear garden.

To the first floor there is a master bedroom with en suite, two further double bedrooms and a family bathroom.

Behind timber gates, a drive leads to the detached garage and a garden.

The hand-crafted oak porch and tiled canopy leads to a sage green cottage style door. Inside, neutral décor, underfloor heating and light oak laminate flooring creates a welcoming feel. An ultra-stylish, Richard Burbidge stairway leads to the first-floor accommodation, and the under stairs cupboard offers a storage solution.

A modern, open plan German made kitchen is fitted with an abundance of cream base and contrasting blue under-lit wall units. Cream Silestone work

surfaces and upstands encase a grey composite stone sink and drainer and Franke mixer tap. Integrated appliances include a 5 station induction hob with touch control extractor fan above. There is a built-in fan oven grill and microwave/steamer and an integrated Neff washing machine. Space and plumbing are provided for a free standing slim-line dishwasher, and an under-counter fridge and freezer.

The dining area, which has two tall windows and glazed rear access door, leads to the patio and has views over the garden.

Following on from the dining area, the large sitting room boasts dual aspect windows and double patio doors leading to the lawned rear garden. The main focal point of the room is the cream log burning stove with tiled recess and hearth. This room is

neutrally decorated in keeping with the rest of the cottage.

The ground floor cloakroom is generous in size and can accommodate coats and shoes. Fitted with a low-level WC vanity sink and a heated towel rail.

Stairs leading to the first floor accommodation are fitted with a beige striped carpet, and have the benefit of a light tunnel and oak and chrome modern spindles. A hatch gives access to the loft space, fitted with a ladder, light and partial boarding.

The master bedroom has two windows and spotlights to the ceiling. Hanging space is provided in an alcove which would be ideal for fitted wardrobes. A contemporary en-suite shower room is fitted with a four piece suite includes a shower cubicle, low-level

WC, bidet and a vanity basin provides plenty of storage alongside the wall mounted bathroom cabinet. Cream tiles, a Velux window and non-slip Amtico flooring add the finishing touches.

This amazingly spacious cottage also offers two further double bedrooms. The second bedroom has two cottage windows, one to the front and another overlooking the side garden.

Bedroom three has a window and a Velux. Both rooms offer alcove hanging space.

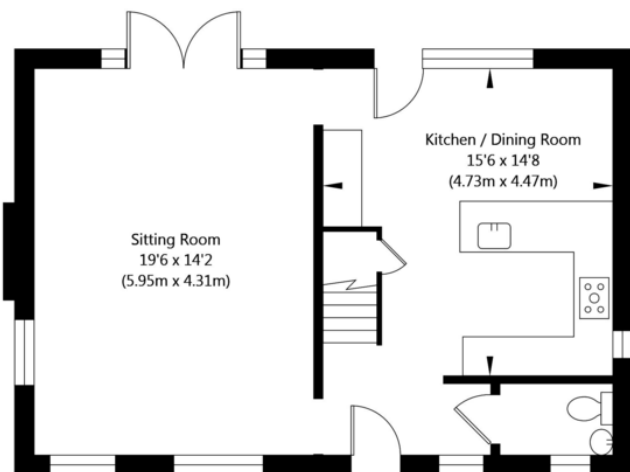
The house bathroom is fitted with a large white bath with Triton electric shower and a folding glass screen, a large sink with vanity drawers and a low-level WC. The part tiled walls have a contrasting vertical freeze which tones nicely with the non-slip Amtico flooring.

A linen cupboard with shelves is tucked neatly behind the door and also benefits from a small radiator; the room is completed with a heated towel rail and a Velux window.

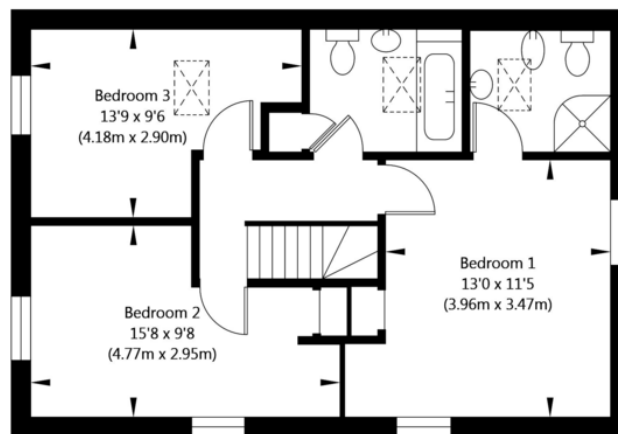
To the front of the property, double timber gates and an additional personnel gate lead into a parking area and to a large detached garage with electric door and side access. Just inside the gate a path leads to the porch and front entrance door.

The much loved rear garden offers an abundance of well established planting, hedges, trees and shrubs. The garden is fully enclosed with a boundary fence, numerous patio seating areas as well as a lawn and a greenhouse and log store to the rear.





Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 571 SQ FT / 53.07 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 571 SQ FT / 53.07 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1142 SQ FT / 106.14 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

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TENURE

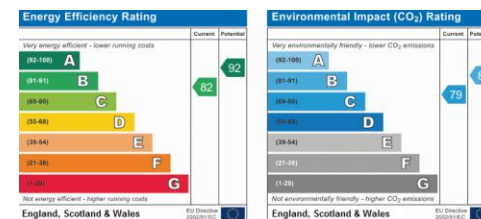
Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

From the York Outer Ring Road A1237, take the exit marked Wetherby B1224 towards Rufforth Village. When entering the village, take the very first left turn before the bend. Past the drive leading to Wellgarth House, Wheaten Cottage is on the right and is easily recognisable by the Wishart For Sale Flag in the front garden.



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