





BALMOR COTTAGE CATTAL

YORK, YO26 8EA

£699,999

FREEHOLD

Explore this beautiful property brimming with charm and character.

MONROE

SELLERS OF THE FINEST HOMES

BALMOR COTTAGE CATTAL

• Beautiful period cottage oozing style and quality • Village Setting • Rural Countryside views • 2357 Sqft • Four Spacious Bedrooms • Sunroom overlooking garden • Large utility with cloakroom • Log burners & Beams • Driveway with Garage and Electric Gates • Stunning Mature Gardens





This stunning property presents a unique opportunity, brimming with character and high-end finishes, making it truly move-in ready! Embrace the luxury of a turnkey home designed to meet all your needs. Tucked away in the charming village of Cattal, this beautiful family residence is impeccably maintained on a serene street. It features light-filled, spacious living areas accentuated by exquisite beams, alongside a driveway, garage, and a private garden inviting you to relax and unwind.

As you enter, you'll be greeted by an elegant hallway that provides access to the garage. The hallway also leads to the living room, which seamlessly connects to the conservatory, maximising natural light throughout the space. Additionally, there is a wonderful snug that is filled with light and features a log burner. The living room itself boasts a cosy open fireplace, perfect for warming up on chilly evenings.

The bespoke kitchen, thoughtfully designed by Symphony, showcases stunning granite worktops, fitted appliances, and ample space for a dining table. French doors in the dining area offer an effortless connection to the patio in the garden, making it ideal for entertaining guests. Additionally, there's a utility room with generous storage and a guest toilet for added convenience.

As you head up to the first floor, you'll discover three generously sized double bedrooms, all equipped with fitted storage, served by a stylish family bathroom complete with a separate shower cubicle and a luxurious bathtub, all elegantly tiled in porcelain. The primary suite adds an extra touch of comfort.

Outside, the property boasts a lush garden filled with mature trees, vibrant flowers, and shrubs, along with a beautifully landscaped front lawn featuring a charming area for outdoor enjoyment. The rear garden includes a patio perfect for entertaining family and friends. Additionally, this stunning home comes with a double garage and a spacious driveway for your convenience.

Don't miss the chance to own this truly exceptional home, where timeless character and charm blend seamlessly with luxury, comfort, and breathtaking views. Beautifully designed for both relaxed family living and stylish entertaining, this remarkable property offers an outstanding lifestyle in an unforgettable setting.

REASONS TO BUY

- Full of Charm and Character
- Beautifully Presented Throughout
- Finished To High Standards Throughout
- High Specification Kitchen
- Driveway and Garage
- Stylish Family Bathroom & En - Suite
- Beautiful and Exceedingly Private Garden

- Stunning Countryside Views

ENVIRONS

Balmor Cottage is situated in the tranquil rural hamlet of Cattal, offering an ideal combination of countryside living and convenient access to York, Harrogate, and Leeds. Surrounded by open farmland and the stunning scenery of North Yorkshire, it provides a peaceful lifestyle without compromising on convenience.

The area features spacious detached homes and period properties, contributing to its exclusive atmosphere. Cattal railway station offers regular services to York, Leeds, and Harrogate, while the A59 road and motorway network are easily accessible.

Families will benefit from nearby schools, including Kirk Hammerton Church of England Primary School and Green Hammerton C of E Primary School, along with several respected independent schools within driving distance.

With superfast broadband available, it is ideal for modern home working. Additionally, there are excellent opportunities for outdoor activities. Cattal presents a wonderful opportunity for peaceful village living, perfectly located between York and Harrogate.

SERVICES

We are advised that the property has mains water, electricity, drainage and LPG Heating

LOCAL AUTHORITY

North Yorkshire

TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

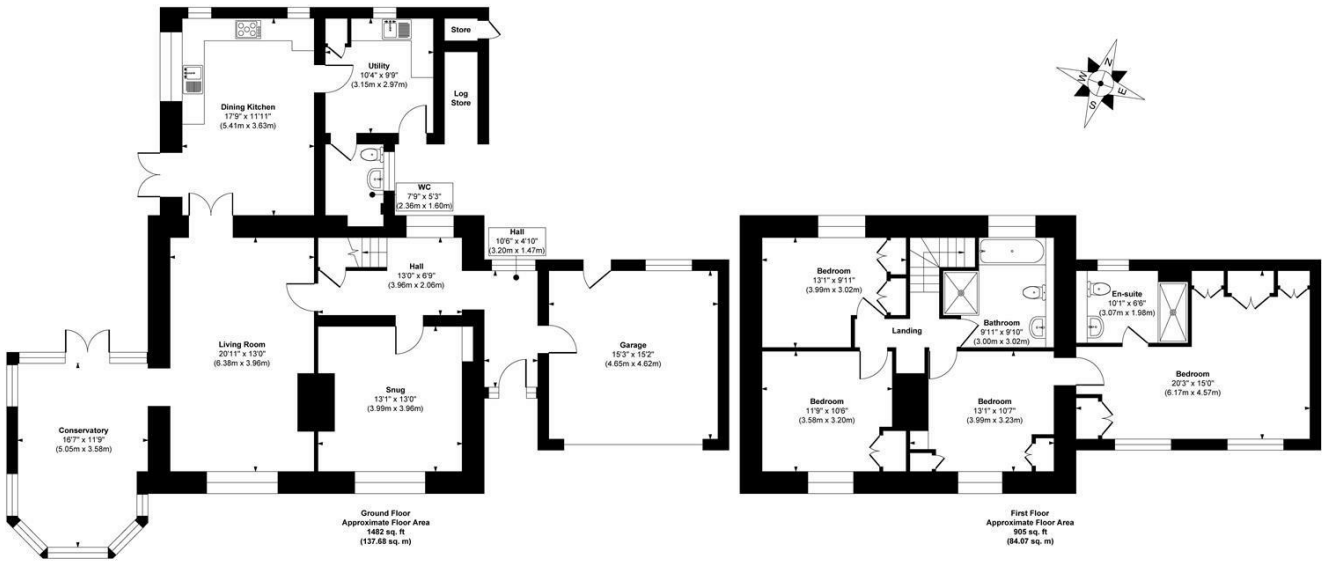
Strictly through the selling agent - Monroe Estate Agents.

BALMOR COTTAGE CATTAL







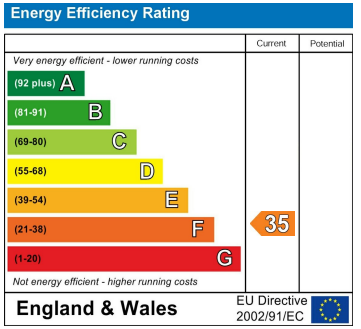


Approx. Gross Internal Floor Area 2387 sq. ft / 221.75 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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