



**2 STOCKHILL COTTAGES, ASKHAM RICHARD, YORK**  
Guide Price £300,000

**Carter Jonas**



Set within a generous plot and surrounded by open fields, this three-bedroom semi-detached home enjoys a peaceful rural setting close to the sought-after village of Askham Richard. Offering spacious accommodation, mature gardens and excellent parking, the property also includes two detached outbuildings, one of which has planning approval as an ancillary annexe.

**Main House**

The main house features an entrance hall leading to a modern open-plan kitchen/dining room with tiled flooring. Bifold doors open onto the rear garden, creating a bright and sociable living space. A generously sized sitting room with a log-burning stove and further bifold doors provides a lovely reception room. A ground-floor WC completes the layout. On the first floor are three bedrooms, including a principal bedroom with an en-suite shower room, together with a contemporary family bathroom featuring dual sinks and a jacuzzi bath. All the bedrooms enjoy attractive views across the adjoining fields.

**Ancillary Annexe (Planning Approved)**

Located to the rear of the property is a detached single-storey annexe, approved under planning reference 12/03584/FUL as ancillary accommodation to the main dwelling. This building offers flexible additional space that supports the main house. In accordance with the planning conditions, the annexe cannot be occupied, sold or let as a separate dwelling unit.

**Second Outbuilding (Former Garage)**

A further detached outbuilding stands to the side of the main house. This structure was originally approved as a replacement garage under the same planning consent. Subsequent internal conversion works have been carried out without planning approval or Building Regulations sign-off, and it therefore must not be relied upon as habitable accommodation. Prospective purchasers should make their own enquiries regarding any future use or compliance requirements.

**Outside**

The property sits behind private gates with ample parking to the front. To the rear is a large, mature garden offering excellent privacy and open views over the surrounding landscape. The location combines tranquillity with convenient access to York, the A64 and nearby village amenities.

**Auction Information**

This property is offered for sale by conditional online auction in partnership with Carter Jonas. A non-refundable reservation fee of £5,000 + VAT (£6,000 total) or 3.5% + VAT of the final purchase price (whichever is greater) is payable in addition to the purchase price. The successful bidder must pay the reservation fee online immediately following the auction. The buyer has 20 working days to exchange contracts and a further 28 days to complete the purchase. Full terms and conditions for the Modern Method of Auction apply and can be viewed on our website. Details may be subject to change up to and including the day of the auction. Interested parties should check the website regularly for updates and must review the legal pack prior to bidding.

**Definition of Guide Price and Reserve Price**

Guide Price: An indication of the seller's minimum acceptable price. This may change during marketing in response to interest.  
Reserve Price: The seller's minimum acceptable price at auction. This figure is not disclosed and remains confidential between seller and auctioneer. Both guide and reserve may change up to and including the day of auction.















APPROX. FLOOR  
AREA 231 SQ. FT.  
(21.4 SQ. M.)



APPROX. FLOOR  
AREA 343 SQ. FT.  
(31.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 1706 SQ. FT. (158.5 SQ. M.)  
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE  
Made with Metaplan 02017

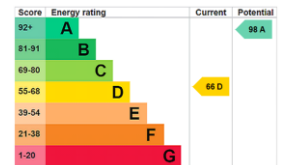


GROUND FLOOR  
APPROX. FLOOR  
AREA 570 SQ. FT.  
(52.9 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 366 SQ. FT.  
(32.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 1706 SQ. FT. (158.5 SQ. M.)  
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