



Mole Cottage, The Square, Sheriff Hutton, York, YO60 6QX

Stephensons





An impressive 3 bedroom period village home located in the heart of Sheriff Hutton featuring beautifully presented living accommodation over 3 floors to include a sitting room with open fire, fabulous dining kitchen with open fireplace and walk-in pantry, 2 first floor bedrooms and stylish bathroom plus a generous second floor master bedroom with glorious far reaching rooftop and rural views, complemented by delightful gardens to both front and rear.

Ryedale District Council - Tax Band - C

Viewings via Easingwold Office 01347 821145



An entrance hall leads into a sitting room with period style open fireplace, understairs storage cupboard and a bay window overlooking the pretty front garden. The impressively appointed dining kitchen features timber worktops and base storage cupboards, inset period style sink unit, integrated dishwasher and range cooker space complemented by an open fireplace, walk-in pantry/utility room and double doors opening out into the rear garden.

The first floor landing leads off into 1 double bedroom with feature fireplace and built-in wardrobes, 1 single bedroom and a stylish bathroom. The master bedroom on the second floor features exposed beams and enjoys glorious far reaching rooftop, castle ruins and rural views. Other internal features of note include oil fired radiator central heating and double glazing.

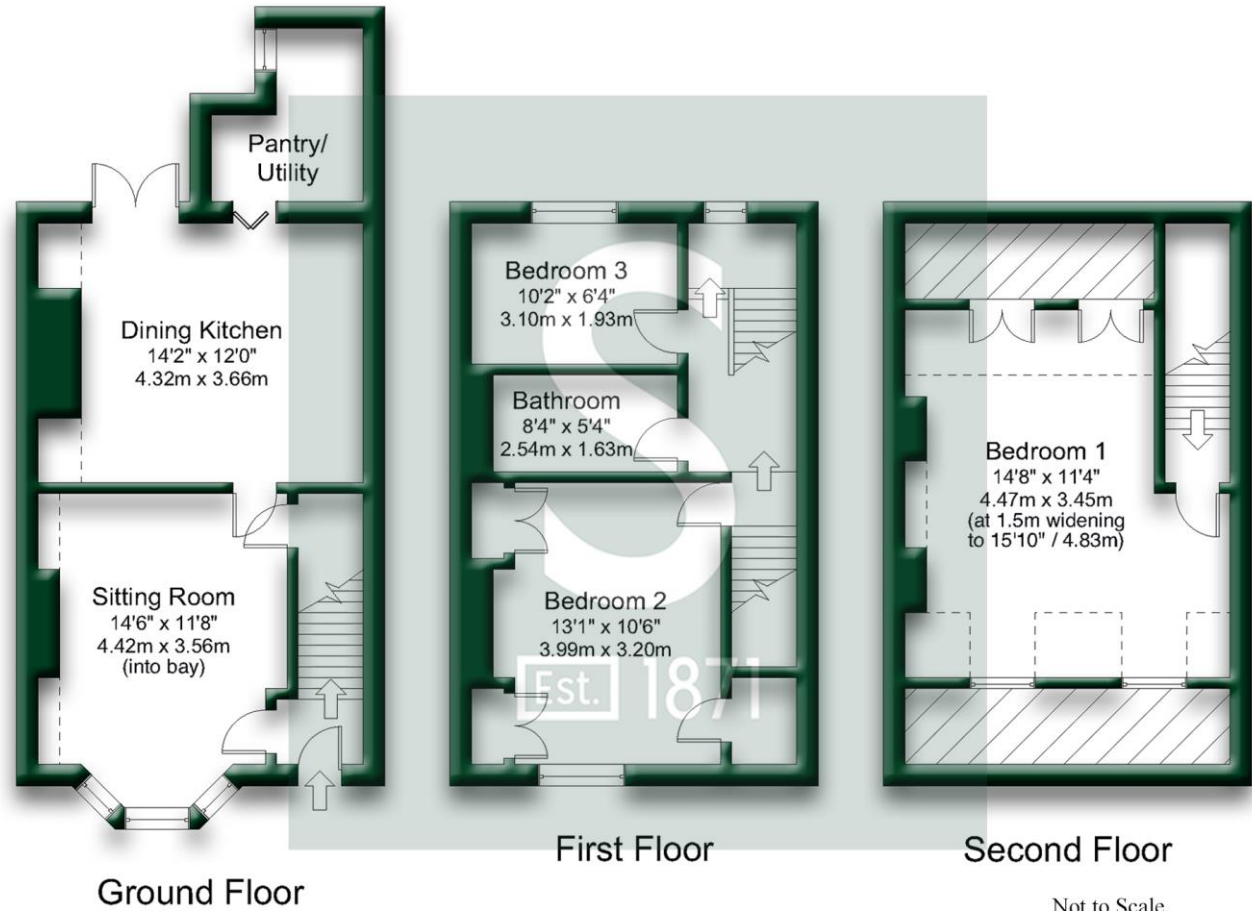
Externally there is a pretty front garden and a delightful split level rear garden featuring decked and paved seating areas, lawn and timber built storage shed.











Gross internal floor area excluding Eaves (approx.): 91.4 sq m (984 sq ft)

Not to Scale.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		

### Services

We have been informed by the Vendor that all mains services are connected to the property, with the exception of gas.

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