



Hemdin Cottage, Barnes Yard Maltongate | Thornton le Dale

A three bedroom stone cottage, standing in a good-sized plot. The whole property is now in need of a programme of renovation and refurbishment.

- Three bedroom cottage
- 3 bedrooms and bathroom
- In need of full renovation
- Entrance porch, 2 reception rooms, kitchen
- Good-sized gardens



Offers Over £100,000

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

DINING ROOM

15'5" x 11'2" (4.70m x 3.40m)

Front aspect timber frame window, open fireplace on tiled hearth, mantelpiece and surround.

KITCHEN

8' x 5'11" (2.44m x 1.80m)

Basic range of base mounted units, stainless steel sink and drainer.

SITTING ROOM

15'5" x 9'4" (4.70m x 2.84m)

Front aspect timber frame window, open fireplace on tiled hearth, mantelpiece and surround, built-in cupboard

REAR PORCH

8'0" x 7'6" (2.44m x 2.29m)

FIRST FLOOR

LANDING

BEDROOM 1

15'4" x 9'5" (4.67m x 2.87m)

Front aspect timber frame window.

BEDROOM 2

11'2" x 8'3" (3.40m x 2.51m)

Front aspect timber frame window.

BEDROOM 3

9'5" x 5'11" (2.87m x 1.80m)

Front aspect timber frame window.

BATHROOM

Rear aspect timber frame window, three piece suite comprising panelled bath, wc and pedestal wash hand basin.



OUTSIDE

There are good-sized gardens to the front and side. To the rear, there is a shared right of way onto Maltongate. According to an extract from the title deeds, there is also a pedestrian right of way onto Roxby Terrace. The deed plans include the area of land abutting Back Lane.

SERVICES

We understand that the property is connected to mains electricity, water, and drainage. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel: 01751 472724.

COUNCIL TAX BAND

We are verbally informed the property lies in Band D. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band G. The full EPC can be viewed at our Pickering office.

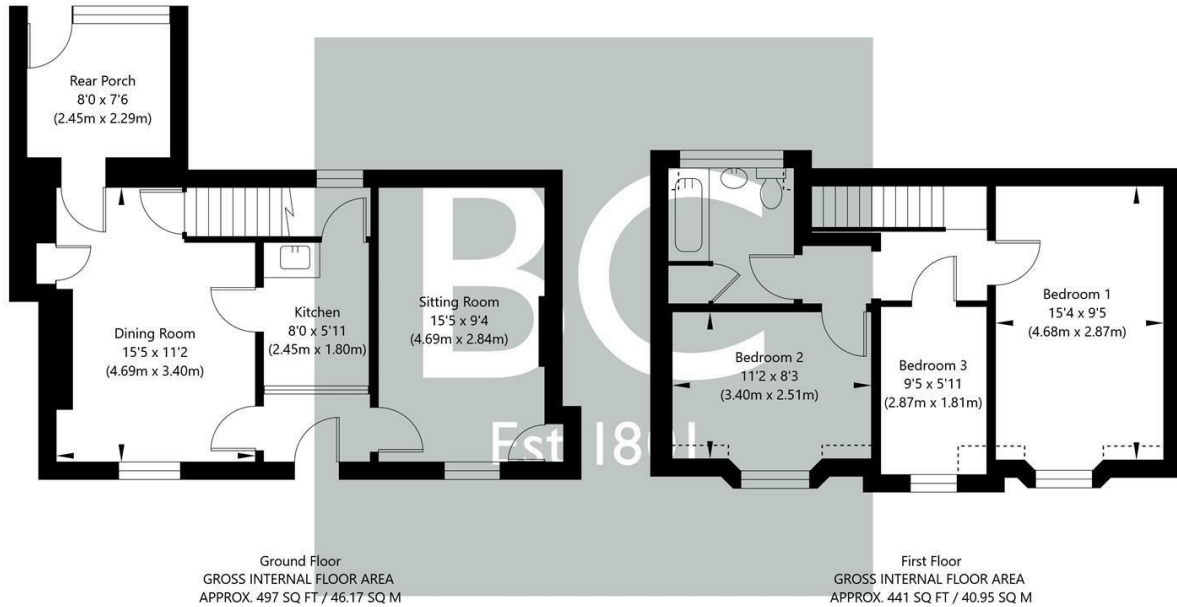
POSTCODE

YO18 7SB.



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Maltongate, Thornton-le-Dale, Pickering, YO18 7SB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 938 SQ FT / 87.12 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

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COUNCIL TAX BAND

D

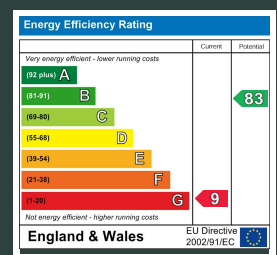
ENERGY PERFORMANCE RATING

G

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BC
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