

ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



1 MILL COTTAGES MARTON, SINNINGTON, YORK, YO62 6RQ

**A pleasant mid terrace, village property
with the benefits of a good sized garden and garage**

Entrance

Bathroom

Sizeable Gardens

Sitting Room

Electric Heating

Open fields to the rear

Dining Kitchen

Garage

No Onward Chain

Two Bedrooms

Drive Parking

EPC Rating E

PRICE GUIDE: £225,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

Situated to the south of the A170 between the market towns of Pickering and Kirkbymoorside lies the pretty village of Marton with a wide main street flanked either side by well kept village greens. Pickering, Kirkbymoorside, Helmsley and Malton are all within short travelling distance and provide a wide range of amenities including good schools, medical centres and other public services.

Mill Cottages are a terrace of three, built on the site of an old barn associated with the adjoining Mill (which has also over the years been converted into a residential property). It is believed that the Mill Cottages were built in approximately 1996 to offer similar sized, two bedroom accommodation with a cottage feel about them. No 1 has a front door that opens into a small entrance at the foot of the stairs. There is a sitting room with exposed ceiling beams and it links into a dining kitchen that overlooks the rear garden. Upstairs there are Two bedrooms and a house bathroom. Outside there is a small cultivated flower bed to the front and a surprisingly large lawned garden to the rear. There is an area of lawn directly adjoining the cottage within wood panel fencing and with a central foot path that extends to a shared brick set drive that access the relevant cottages' garages and then another further area of lawn beyond. This overlooks open fields.

General Information

Services: Mains water and electricity are connected. Connection to private drains. Electric Heating. Double Glazing

Council Tax: We are informed by North Yorkshire Council that 1 Mill Cottage falls in band B.

Tenure: We are advised by the vendor that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents: Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034

Directions: Travelling along the A170 in an Easterly direction, continue past Kirkbymoorside and a few hundred yards past the hamlet of Kirby Mills (on the right hand side) take the next available right turn sign posted for Marton. Continue along Malton Road through the village with Mill Cottages being located on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board.

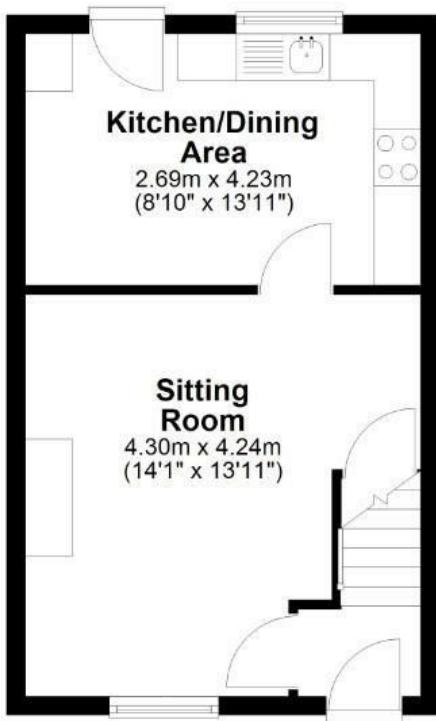
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Accommodation

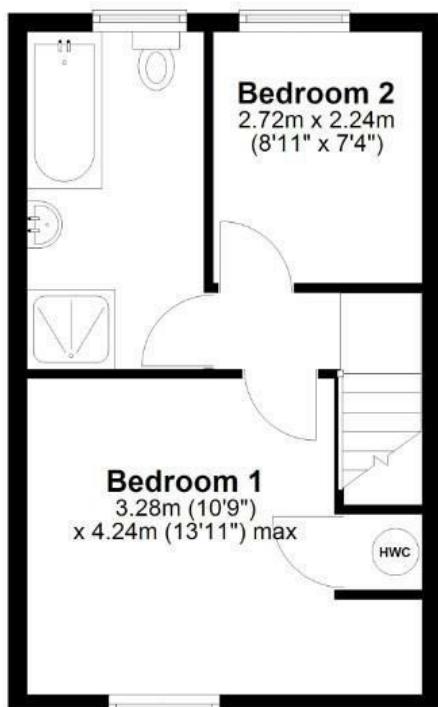
Ground Floor

Approx. 30.0 sq. metres (322.8 sq. feet)



First Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



Total area: approx. 60.0 sq. metres (646.4 sq. feet)

1 Mill Cottages, Marton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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