

# ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



## 4 PEAR TREE GARTH, HUTTON-LE-HOLE, YORK, YO62 6UA

**In a picture postcard village within the North York Moors National Park lies this attractive semi detached house with a lovely, private garden**

**Entrance Hall**

**Sitting Room with open fire**

**Dining Room**

**Kitchen**

**Utility/Boot Room**

**Cloakroom**

**3 Bedrooms**

**Bathroom**

**EPC Rating E**

**Single Garage**

**Lovely Views**

**No Onward Chain**

**GUIDE PRICE £375,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
Email: rounthwaite-woodhead@btconnect.com

## Description

Hutton-le-Hole is a popular village within the North York Moors National Park where a community of traditional stone properties are grouped around wide open greens where sheep graze freely and a shallow moorland stream meanders through. Surrounded by excellent walking and riding country, the village lies just three miles north of the A170 giving quick and easy access to the local market towns of Kirkbymoorside, Pickering and Helmsley. The village is also within commuting distance of the north east, taking the most direct route along Blakey Ridge which passes through spectacular moorland scenery.

4 Pear Tree Garth comprises a stone built semi detached house occupying a slightly elevated position with lovely views across the village. The property is tastefully decorated throughout and comes with two reception rooms, the sitting room having that ever important open fire. A separate dining room has French doors opening out to the rear garden and opposite the kitchen is a useful utility/boot room & cloakroom. With three bedrooms and bathroom on the first floor this property has all the makings of a comfortable family/retirement home with oil fired central heating and uPVC double glazing.

Close by is a single garage and on three sides of the property there is an established, very private garden that includes a paved patio area, rustic play equipment, an expanse of lawn and a garden shed. In the corner of the rear garden, a stationary 1970's small caravan has been put to extremely good use over the years and comes with the property.

Note: The property is subject to an Occupancy Clause.

## General Information

Services: Mains water and electricity are connected. Oil fired central heating. Connection to mains drains.

Council Tax: We are informed by Ryedale District Council that the property falls in band C.

Tenure: We are advised by the vendor that the property is freehold and that vacant possession will be given upon completion. There is no onward chain.

NOTE: The property is subject to National Park Occupancy Clause.

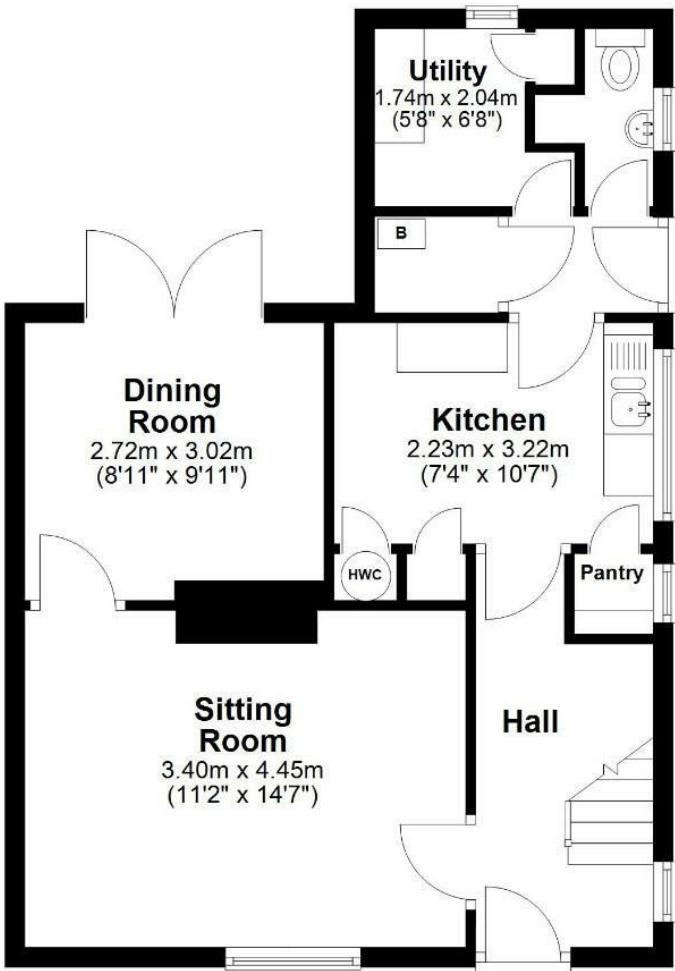
Viewing Arrangements: Strictly by prior appointment through the Agents: Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034.



# Accommodation

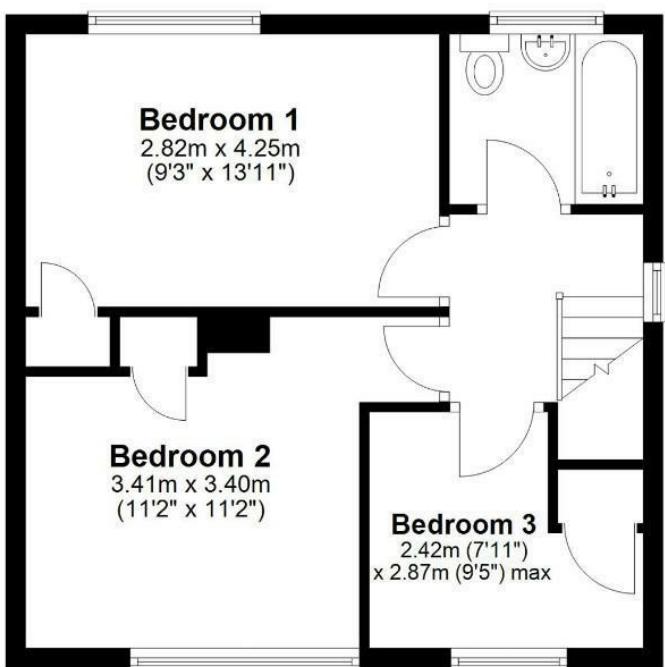
## Ground Floor

Approx. 48.3 sq. metres (519.8 sq. feet)



## First Floor

Approx. 39.9 sq. metres (429.9 sq. feet)



Total area: approx. 88.2 sq. metres (949.7 sq. feet)

**4 Pear Tree Garth, Hutton le Hole**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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](http://www.rounthwaitewoodhead.co.uk)

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