

HARTON HILLS FARMHOUSE HARTON, YO60 7NP



- Attractive detached property
 - Four bedrooms
- Mature, substantial gardens

- Rural yet well-connected village location
 - Spacious, flexible reception rooms
 - Garages and useful outbuildings

GUIDE PRICE £550,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.com

Description

Harton Hills Farmhouse is a wonderful, detached property set in a substantial, mature plot which boasts a fabulous sense of privacy and fabulous open views. Harton is set off the A64 approximately equidistant between York and Malton and as such is well connected yet boasts all the benefits of a rural position.

A spacious entrance hall leads two well-proportioned reception rooms and breakfast kitchen with utility room, wc and conservatory beyond. To the first floor are four bedrooms and house bathroom. Externally, the benefits include several useful brick-built outbuildings offering further scope, two garages and ample driveway parking for several vehicles. The landscaped gardens are mainly laid to lawn with mature trees and shrubs.

Offered for sale with no forward chain, this charming home is sure to appeal to a range of potential purchasers.

General Information

Services: Mains water and electricity. Oil fired central heating, mains drainage.

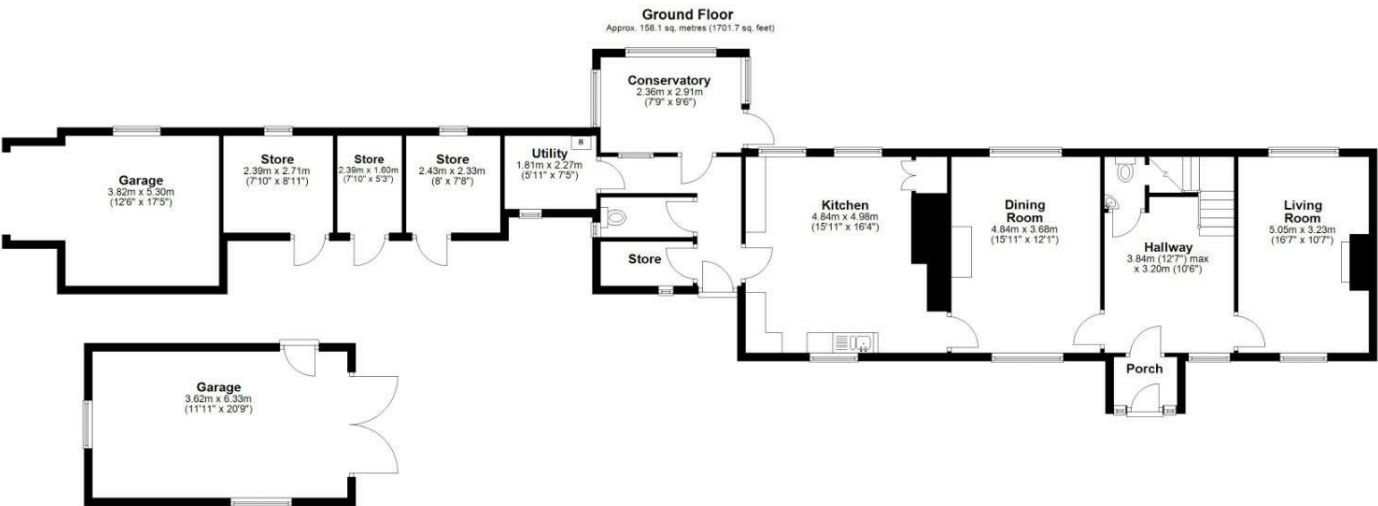
Tenure: Freehold

Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

Council Tax. We are informed that the property lies in band G




Accommodation



Total area: approx. 233.2 sq. metres (2509.9 sq. feet)
Harton Hills Farmhouse, Harton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>39</div>	<div>92</div>
(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		
		



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