

Rounthwaite R&W Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747



PRIMROSE COTTAGE MAIN STREET, HAROME, YORK, YO62 5JF

**A charming, well appointed 3 Bedroom Cottage
situated in the picturesque Village of Harome**

Entrance lobby

3 Bedrooms

Courtyard Garden

Sitting Room

Bathroom

Immaculate presentation

Dining Kitchen

Heating

External storage units

Cloakroom

PRICE GUIDE £310,000

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

Primrose Cottage is a pretty double fronted three-bedroom cottage situated in the lovely village of Harome. The property is situated towards the eastern end of the Village with a small courtyard to the rear. The accommodation is fitted and decorated to a high standard; the through Sitting Room has a wood burning stove and the kitchen an ample dining area. At first floor level there are two double bedrooms, a single bedroom and bathroom with shower.

The popular Village of Harome is situated in lovely countryside between the well served Market Towns of Helmsley (2 miles) and Kirkbymoorside and within easy reach of the North York Moors and the Howardian Hills. The Village itself is renowned for The Star and The Pheasant Hotel. The road links of the A170 and A19 offer excellent access to the city of York, the north and east coasts.

General Information

Services: Mains water and electricity (electric heating), Connection to mains drains.

Council Tax: Band C

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

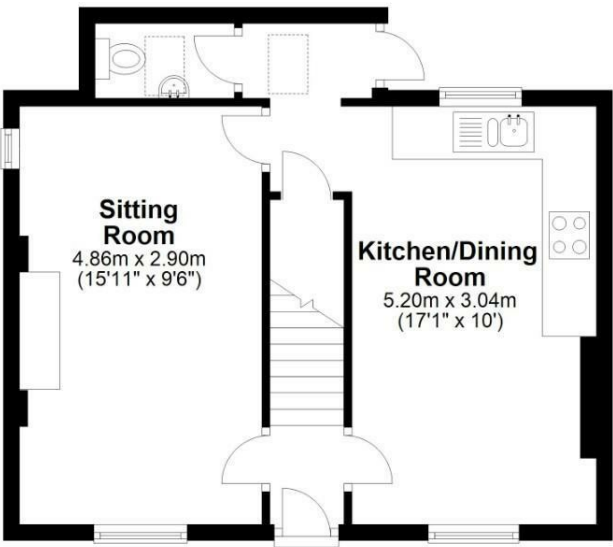
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



Accommodation

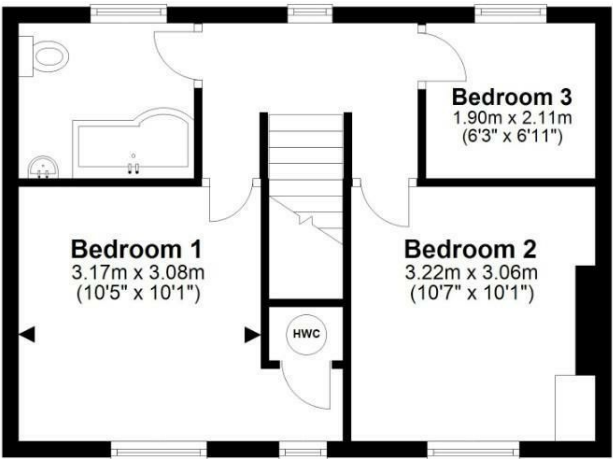
Ground Floor

Approx. 40.3 sq. metres (433.4 sq. feet)




First Floor

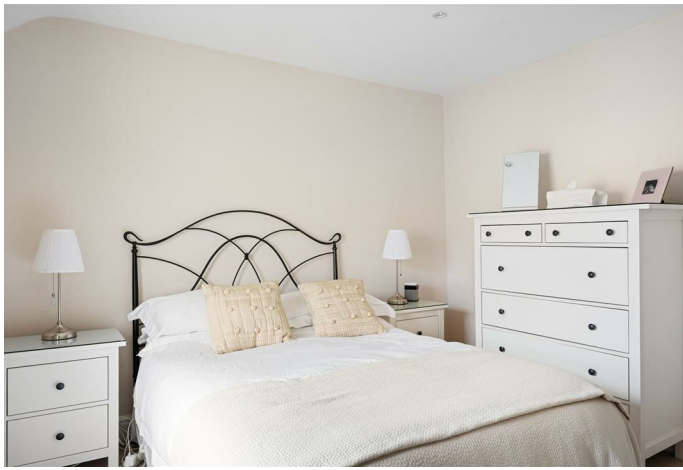
Approx. 37.0 sq. metres (397.8 sq. feet)



Total area: approx. 77.2 sq. metres (831.2 sq. feet)
Primrose Cottage, Harome

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(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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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

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