

# Rounthwaite **R&W** Woodhead

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



## **BROOKSIDE COTTAGE BROOKSIDE, HOVINGHAM, YORK, YO62 4LG**

**An Attractive Grade II Listed property offering great potential to improve**

**Entrance Hall**

**Pantry & Utility Room**

**Bathroom**

**Kitchen**

**Store**

**Enclosed Rear Garden**

**Living Room**

**Three Bedrooms**

**Brick Outbuilding**

**Sitting Room**

**Dressing Room/4th Bedroom**

**Parking**

**PRICE GUIDE £325,000**

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

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## Description

Brookside is an attractive three bedroom stone and pantile cottage situated in a lovely position in the popular and desirable village of Hovingham. The property is in need of modernisation throughout but offers great potential for improvement. The accommodation is arranged over two floors and briefly comprises; entrance hall, sitting room with open fire, kitchen (no fitted units in place), pantry, utility, living room, three bedrooms, dressing room/4th bedroom option and a house bathroom.

Outside there is an enclosed rear garden which is mainly laid to lawn and a useful brick outbuilding. There is access to the rear and parking for two vehicles.

Hovingham lies on the B1257 Malton to Helmsley road, some eight miles from each of these market towns. The village has excellent local facilities and amenities including a good village shop, a recently opened fine dining restaurant, a hotel, coffee shop, and a very highly regarded bakery. There is a GP surgery in the village, regular buses to Malton and a popular monthly Farmers Market. There are also excellent facilities in Malton and Helmsley and Hovingham is also within easy reach of York, some 18 miles to the South.

## General Information

**SERVICES:** Mains water and electricity. Electric Heating. Connection to mains drainage.

**TENURE:** Freehold with vacant possession on completion.

**COUNCIL TAX:** Band D.

**NOTE:** For prospective buyer's requiring a mortgage - there is no working kitchen at the property.

### COVENANTS:

1. The vendor reserves the right to prior approve any alterations to exterior of the property including any re/surfacing of the parking area.
2. The purchasers and their Successors in Title will be required to obtain permission from the vendors to erect any structure or building on the property.
3. No caravans, mobile homes or commercial vehicles to be kept on the property.
4. The property is to be occupied as a single dwelling only.
5. The purchasers will be granted (along with others) a right of way with or without vehicles over the access driveway (coloured brown on the plan) to the parking area at the rear.



# Accommodation

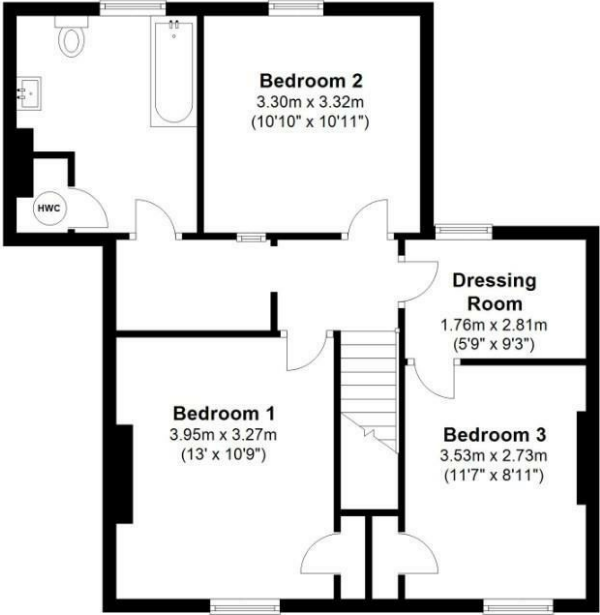
## Ground Floor

Approx. 65.9 sq. metres (709.2 sq. feet)



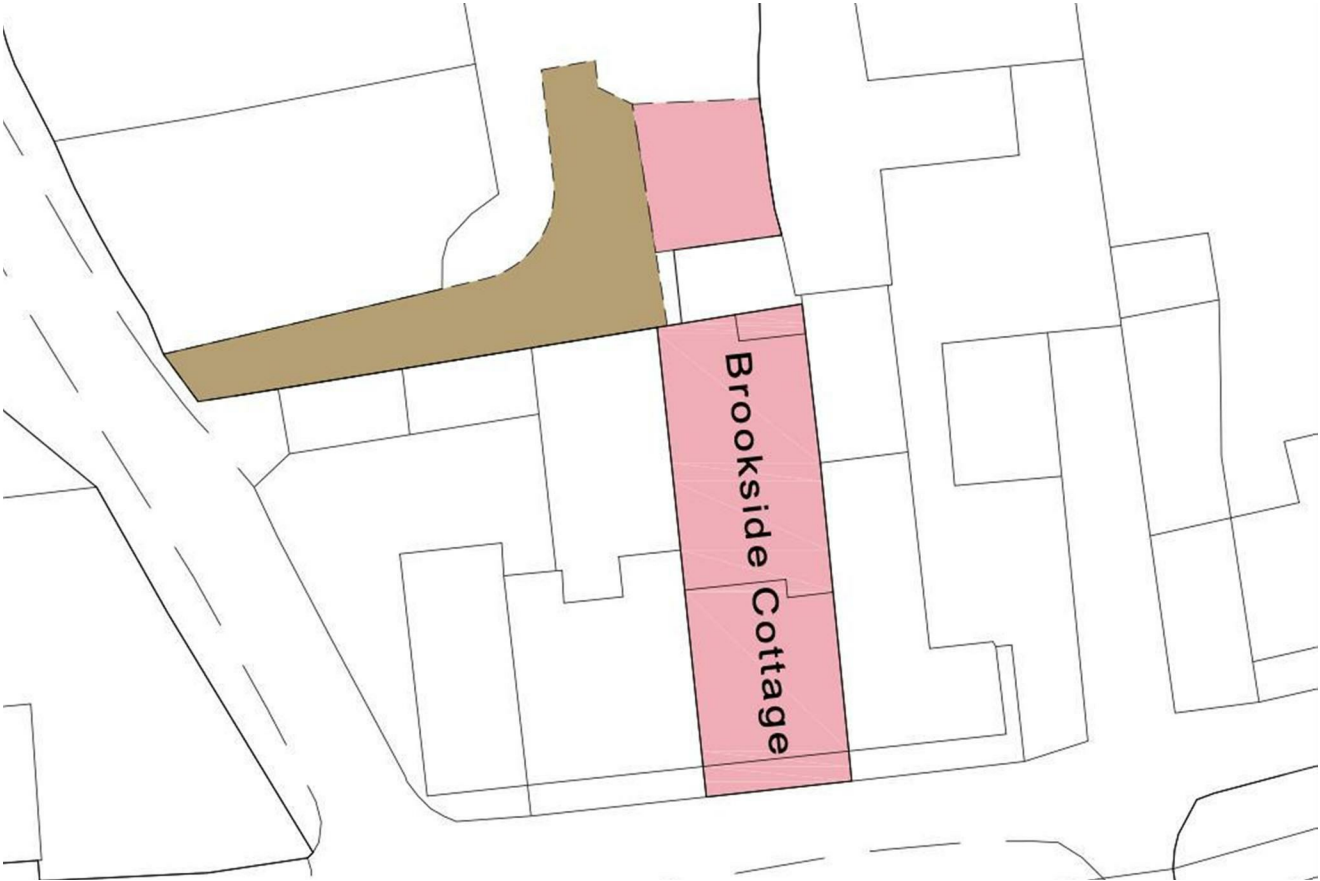
## First Floor

Approx. 58.8 sq. metres (633.1 sq. feet)



Total area: approx. 124.7 sq. metres (1342.3 sq. feet)

**Brookside Cottage, Hovingham**







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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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