

Rounthwaite **R&W** Woodhead

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

NEW COTTAGE MAIN STREET, SCAGGLETHORPE, MALTON, YO17 8DT



- **IMMACULATELY PRESENTED TWO BEDROOM COTTAGE**
- **WELL EQUIPPED DINING KITCHEN**
- **NO ONWARD CHAIN**

- **EXTENSIVE GARDEN WITH USEFUL OUTBUILDINGS**
- **OFF STREET PARKING & GARAGE**

PRICE GUIDE £275,000

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

New Cottage is a traditional built brick and pantile cottage fronting the Main Street in the popular village of Scagglethorpe. The property has been refurbished in recent years and is immaculately presented throughout. The accommodation briefly comprises; a well equipped dining kitchen, a sitting room with newly installed wood burning stove, two good sized double bedrooms and a house bathroom suite.

Outside, the property boasts an extensive lawned garden with lovely views towards the Wolds, along with a useful lock-up store, summer house, log store and large shed. There is also the benefit of off-street parking and a single garage.

The village is situated off the A64 which provides quick road communications to Malton, York and the motorway network to the West and towards Scarborough to the East. There is a well regarded Public House (The Ham & Cheese Inn), Chapel and Playground in the village and Primary Schooling is available at the adjacent villages of Settrington and Rillington. The village is set in attractive countryside, but within an easy drive to Malton where an excellent range of amenities are available along with a busy weekly market. Amenities include; the railway station with links to the Intercity service at York, sporting and social clubs, doctors surgery and hospital.

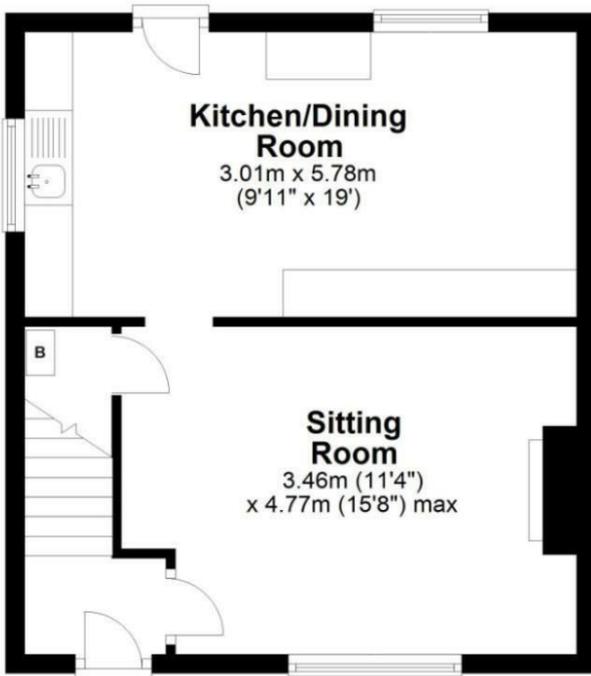
General Information



Accommodation

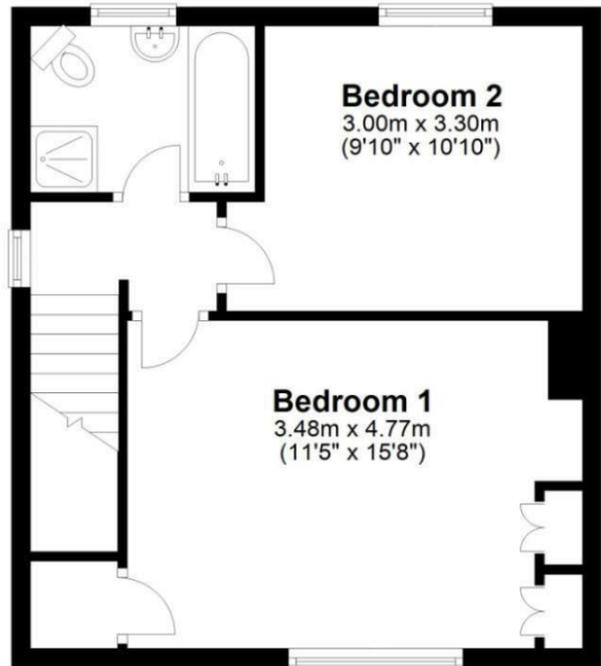
Ground Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



First Floor

Approx. 38.1 sq. metres (409.8 sq. feet)



Total area: approx. 76.0 sq. metres (818.5 sq. feet)

New Cottage, Scagglethorpe

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

www.rounthwaite-woodhead.com

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