

Rounthwaite **R&W** Woodhead

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



1 MILL COTTAGES EAST LUTTON, MALTON, YO17 8TG

A 3 bedroom Semi Detached Cottage in an attractive rural location

Utility Room

Spacious Conservatory

Solid Fuel Heating

Cloakroom

3 Bedrooms

Excellent Views

Dining Kitchen

Bathroom

Sitting Room

Garden to Front and Rear

PRICE GUIDE £285,000

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

This semi detached cottage stands in an elevated position on the edge of the the popular village of East Lutton. Set on the Wold Valley and approximately thirteen miles East of Malton, the property is within easy reach of varied amenities yet boasts all the benefits of a rural position including fabulous, far reaching views.

Mill Cottage provides spacious 3 bedroom accommodation amounting to approximately 1297sqft. The kitchen has a useful dining area with double doors to the spacious conservatory and further double doors to the sitting room. There is a ground floor shower room and utility room together with 3 double bedrooms at first floor level and a bathroom with shower cubicle. Outside vehicular access to the front of the property and attractive front garden to the south side, the rear garden area is gravelled but would easily revert.

The property along with 2 Mill Cottages adjoin open fields and has excellent views; the market towns of Malton and Driffield are a similar distance as is the east coast.

General Information

Services: Mains water and electricity. Solid Fuel heating. Private drainage.

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Viewing: Strictly by appointment with the Agents:

Messrs Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747

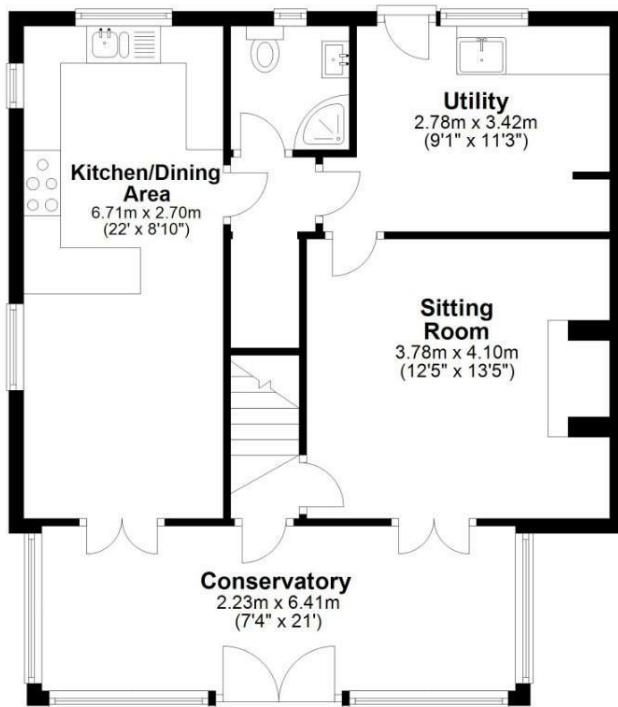
Council Tax: We are informed that the property lies in Band C.



Accommodation

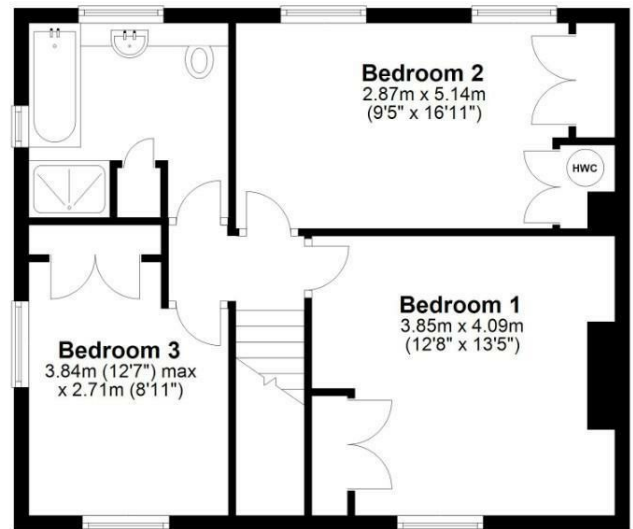
Ground Floor

Approx. 67.7 sq. metres (729.2 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.3 sq. feet)



Total area: approx. 120.5 sq. metres (1297.5 sq. feet)

1 Mill Cottages, East Lutton

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 (CO₂) 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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