

ROUNTHWAITE & WOODHEAD

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747 Fax: 08718 130592



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

A recently refurbished Two Bedroom Cottage in a popular village location

Sitting Room

Two Bedrooms

Double Glazing

Kitchen

Shower Room

Two Brick outbuildings

Rear Porch

Electric Heating

Sizeable Garden

PRICE GUIDE £175,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800
Email@rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.co.uk

Description

The Cottage is a pretty two bedroom property which fronts the Main Street in the popular and desirable village of Scagglethorpe which sits at the foot of the wolds. Arranged over two floors the property has been improved in recent years offering well presented accommodation. On the ground floor there is a well equipped kitchen with solid wood worktops and integrated appliances, a sitting room with multi fuel stove, and a useful rear porch. On the first floor there are two bedrooms bedrooms and a house shower room.

Outside there are two useful brick outbuildings, one with lighting/power (10'0" x 9'3"). There is a long lawned garden with hedging and fenced boundaries and a variety of fruit trees along with a paved patio area.

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

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

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

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 B.

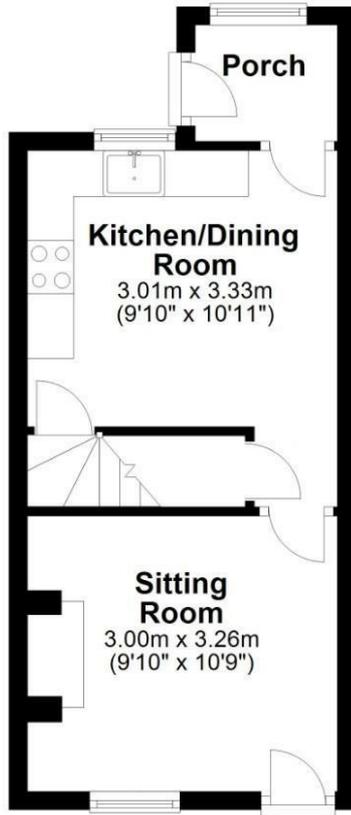
Agents note: This property is owned by one of the partners of Rounthwaite & Woodhead.



Accommodation

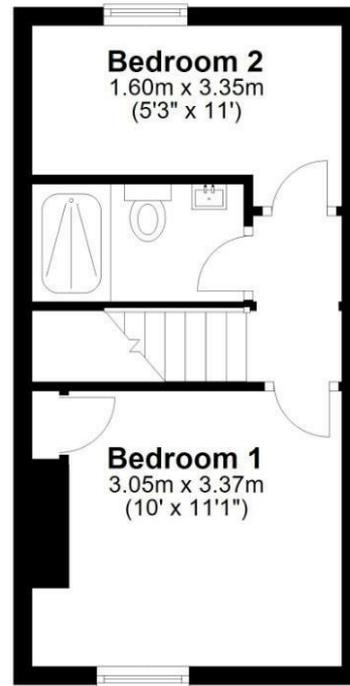
Ground Floor

Approx. 25.5 sq. metres (274.4 sq. feet)



First Floor

Approx. 23.4 sq. metres (251.8 sq. feet)



Total area: approx. 48.9 sq. metres (526.2 sq. feet)

The Cottage, Scagglethorpe

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(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.rounthwaitewoodhead.co.uk

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