

ROUNTHWAITE & WOODHEAD

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



2 STATION COTTAGES BARTON HILL, WHITWELL, YORK, YO60 7JZ

A beautifully presented three bedroom cottage with detached garage, parking and good sized garden

Entrance Porch

Dining Room

Sitting Room

Kitchen

Three Bedrooms

House Bathroom

Oil Central Heating

uPVC Double Glazing

Garage & Parking

Enclosed Gardens

Outbuildings/WC

NO ONWARD CHAIN

PRICE GUIDE £335,000

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

2 Station Cottage is an attractive period property set in generous gardens with lovely views across the surrounding open countryside. This former station house has been carefully and tastefully improved in recent years offering spacious accommodation with high ceilings and various period features. The property is accessed via a rear porch leading into the dining room which overlooks the rear garden, this flows into a modern fully fitted kitchen with a range of integrated appliances. The sitting room with a dual aspect has a feature fireplace and useful built in storage. Upstairs there are three good sized bedrooms and a house bathroom suite.

Outside the property benefits from a substantial lawned garden to front which is fully enclosed with timber fencing and double gates. A paved driveway offers parking space for several vehicles leading up to the detached single garage. A raised gravel area provides ideal space for sitting out. To the rear of the property there is a private courtyard and two useful brick outbuildings.

Situated approximately 11 miles north east of York, Barton Hill is a small hamlet located between the popular villages of Barton-le-Willows and Whitwell, just off the A64 road giving easy access to the market town of Malton and the East coast beyond.

General Information

Services: Mains water and electricity. Oil Fired Central Heating. Drainage to septic tank.

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.

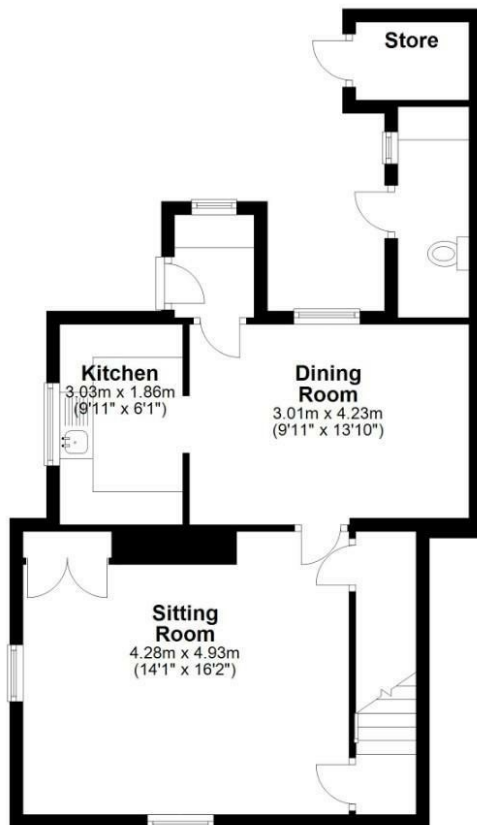
Council Tax: Band C.



Accommodation

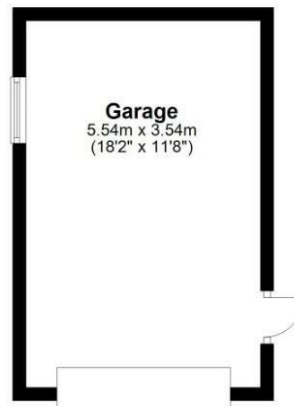
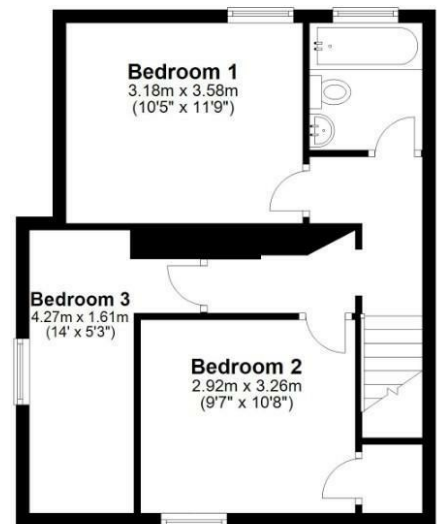
Ground Floor

Approx. 52.4 sq. metres (563.9 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.3 sq. feet)



Total area: approx. 94.7 sq. metres (1019.2 sq. feet)
2 Station Cottages, Barton Hill

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 (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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