

# Rounthwaite **R&W** Woodhead

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



**MULBERRY HOUSE NORTH GARTH LANE, SHERIFF HUTTON, YO60 6SF**

**GENERAL INFORMATION:**

**£1,450 PER MONTH**

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

Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk) [www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

## Description

A well-presented four-bedroom detached home enjoying a lovely outlook towards the Howardian Hills. The property offers a modern kitchen with integrated oven & electric hob, separate dining room, and a sitting room with an open fire. Additional ground floor features include a utility room and a shower room/WC.

Upstairs are four bedrooms and a house bathroom (Master with dressing room).

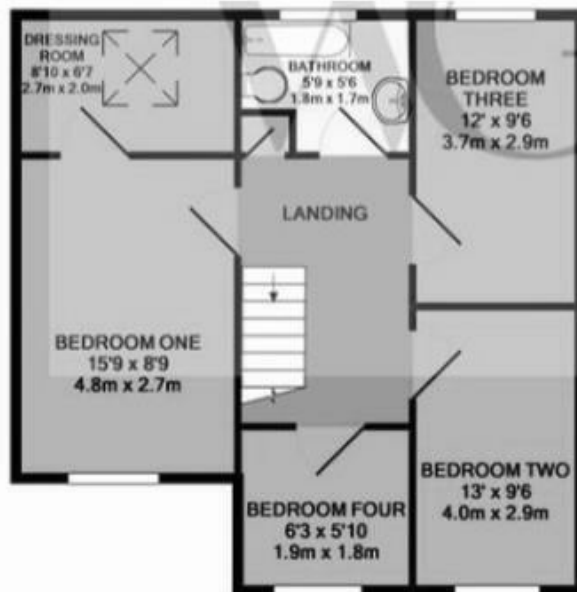
Outside the property has an enclosed South facing garden with a patio for sitting out and a useful timber shed. There is parking to the front along with an integral garage.

Sheriff Hutton is a charming and desirable village about 10 miles North of York City centre to the edge of the stunning Howardian Hills and just a short drive to Castle Howard. The village has a wealth of amenities including a Public House, a post office & village shop, a village hall with sports facilities and a highly regarded Primary School. The 14th Century Castle ruins are also of particular appeal.

## General Information



## Accommodation



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	57	69
England & Wales		
EU Directive 2002/91/EC		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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