

# Rounthwaite R&W Woodhead

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



**6 STATION COTTAGES BARTON HILL, WHITWELL, YORK, YO60 7JZ**

**PRICE GUIDE £285,000**

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

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## Description

A Charming End-Terrace Former Railway Cottage with a lovely garden, garage and outbuildings.

This attractive end-terrace former railway cottage has been thoughtfully extended to provide an impressive light and airy dining kitchen which is complimented by a separate utility room and a downstairs WC. There is also a welcoming sitting room with a wood-burning stove. Upstairs, the property offers two bedrooms and a spacious shower room.

Externally, the cottage benefits from an enclosed rear yard with several useful outbuildings, offering excellent storage or workshop space. In addition, there is a garage and off-street parking, along with a lovely sizeable garden located adjacent to the property. The garden is thoughtfully arranged with areas of lawn, attractive paved pathways, and several seating areas, including a wooden decking area. The garden provides a pleasant and versatile outdoor space that will appeal to keen gardeners, having been used as a productive vegetable garden.

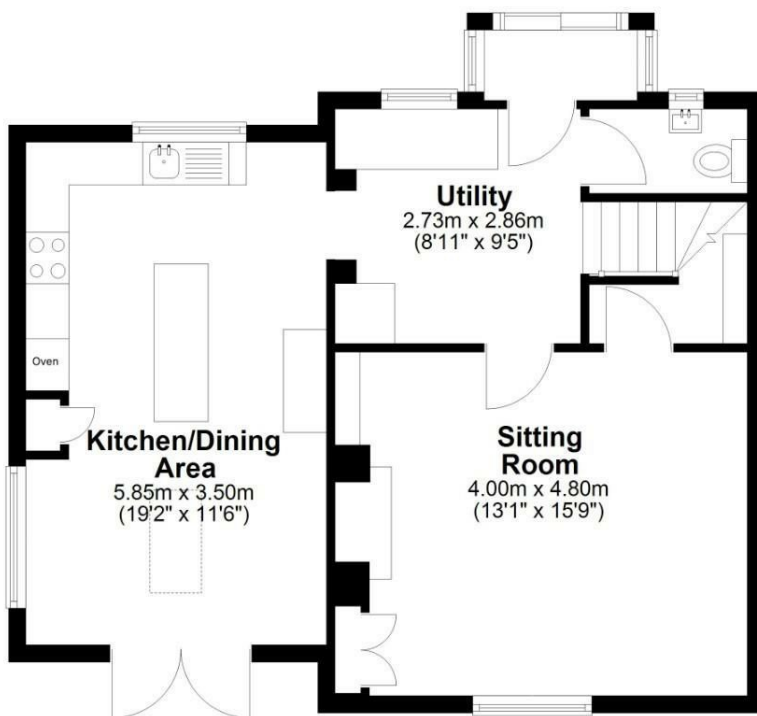
## General Information



# Accommodation

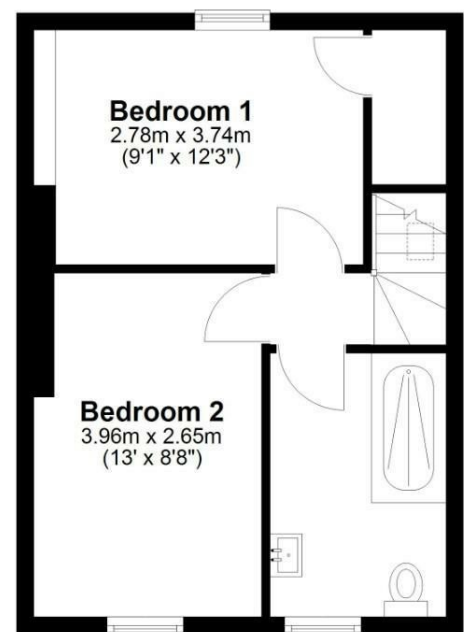
## Ground Floor

Approx. 55.5 sq. metres (597.3 sq. feet)



## First Floor

Approx. 32.8 sq. metres (352.9 sq. feet)



Total area: approx. 88.3 sq. metres (950.1 sq. feet)

**6 Station Cottages, Barton Hill**

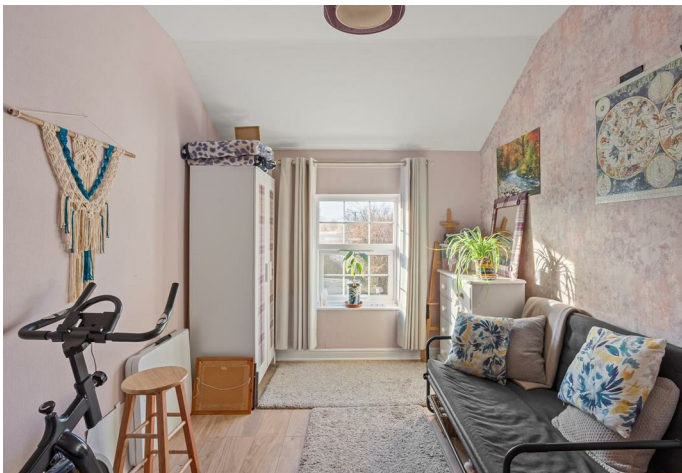
### Energy Efficiency Rating

	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		
	40	77
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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