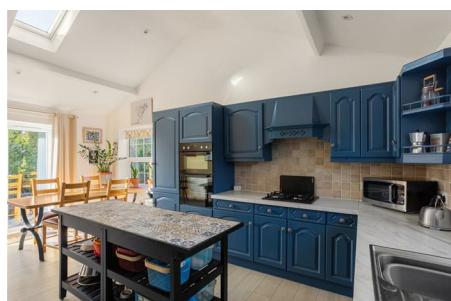


53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747



## 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

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

## 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.

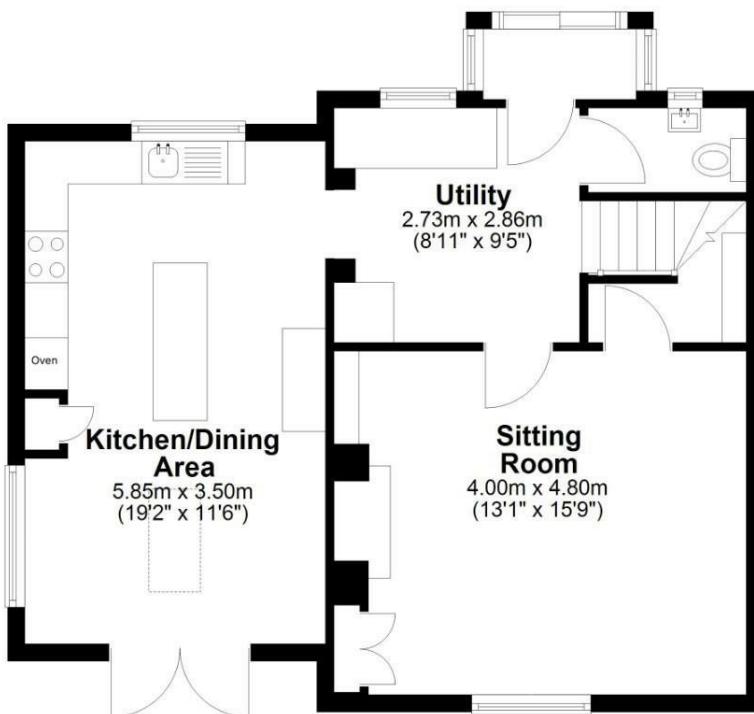
## General Information



## Accommodation

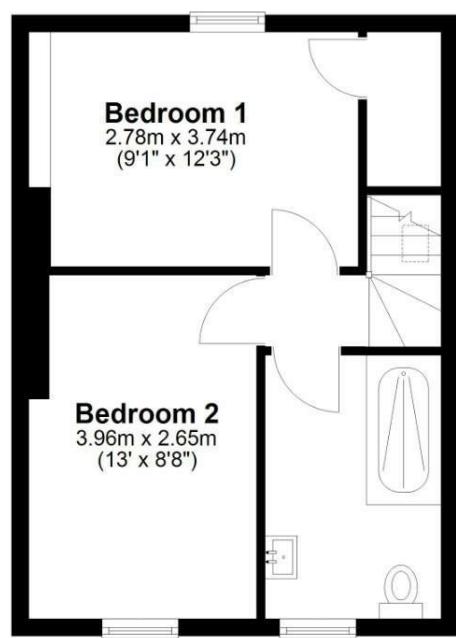
### Ground Floor

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



### First Floor

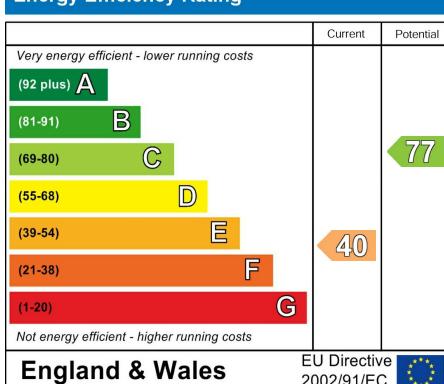
Approx. 32.8 sq. metres (352.9 sq. feet)



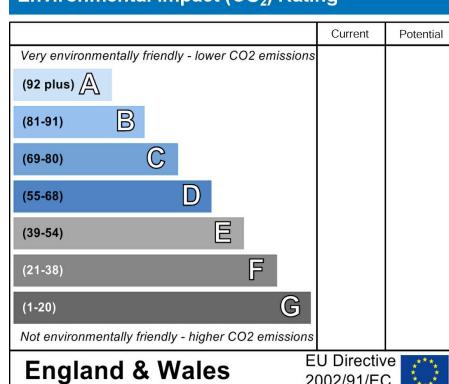
Total area: approx. 88.3 sq. metres (950.1 sq. feet)

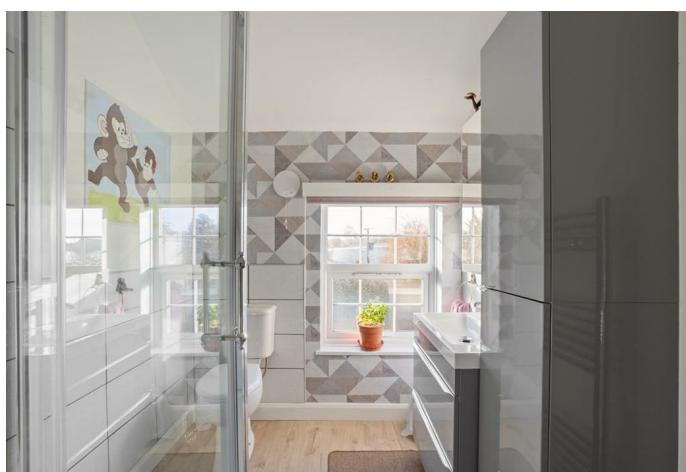
**6 Station Cottages, Barton Hill**

#### Energy Efficiency Rating



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





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