

Rounthwaite **R&W** Woodhead

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



DANBY HOUSE HIGH STREET, HAROME, YORK, YO62 5JE

PRICE GUIDE £395,000

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

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

Danby House is situated in the lovely village of Harome and overlooks the grade II Listed Church of St Saviour. The property is of stone and pantile construction and requires a full scheme of modernization. With thoughtful alterations the property offers an excellent opportunity to create a most desirable home.

The accommodation currently comprises entrance hall, living room, sitting room, breakfast kitchen, rear porch. First floor 3 bedrooms and bathroom.

There will be provision for vehicle access to the side of the property (where there is to be an exclusive new development replacing redundant buildings). The garden is west facing and there is useful range of domestic outbuildings.

Harome is situated south of the main A170 Thirsk to Scarborough road, on the southern fringe of the North York Moors National Park. It is a most sought-after village situated just two miles south east of the thriving market town of Helmsley. There are two pubs in the village, The Pheasant plus the Michelin acclaimed Star Inn. The village itself is surrounded by open countryside, flanked by the Howardian Hills yet is just a short drive to the amenities found in Helmsley and Kirkbymoorside. The road links of the A170 and A19 offer excellent access to the city of York, the north and east coast.

General Information



Accommodation

Ground Floor

Approx. 64.8 sq. metres (697.5 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.4 sq. feet)



Total area: approx. 122.9 sq. metres (1322.9 sq. feet)

Danby House, Harome

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 | | |
| | | 65 |
| | 26 | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

Environmental Impact (CO₂) 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 | | |



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

Rounthwaite **R&W** Woodhead