

ROUNTHWAITE & WOODHEAD

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



MIDDLE COTTAGE GANTHORPE, YORK, YORKSHIRE, YO60 6QD

A 3 Bedroom double fronted Cottage situated in an unspoilt Hamlet

Sitting Room

Cellar

Rear Garden

Dining Room

3 Bedrooms

Shed

Kitchen

Bathroom

Parking

Front Garden

PRICE GUIDE £275,000

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

Middle Cottage comprises a traditional double fronted mid terrace cottage of stone and pantile construction. The accommodation would benefit from upgrading but offers great potential along with the adjoining cottage, West Cottage which is also for sale (£285,000). The 2 cottages offer a rare refurbishment/investment opportunity and could convert to one house subject to necessary consents. Middle Cottage has 2 reception rooms a kitchen and 3 bedrooms and shower room along with a garden to the front and rear, a small outbuilding and off road parking.

The hamlet of Ganthorpe lies in unspoilt countryside between the villages of Welburn and Terrington and within the Howardian Hills Area of Outstanding Natural Beauty and near to Castle Howard. The market town of Malton is within easy reach and offers a good range of amenities and the City of York lies to the south.

General Information

Services: Mains water and electricity. Private drainage.

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

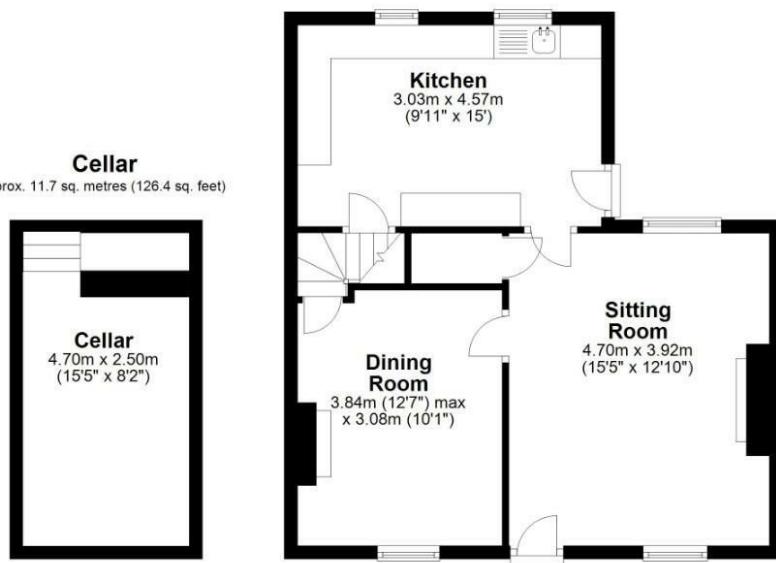
Viewing: Strictly by appointment with the Agents
Rounthwaite & Woodhead
53 Market Place, Malton. Tel: 01653 600747

Council Tax: Band: C.



Accommodation

Ground Floor
Approx. 47.7 sq. metres (513.2 sq. feet)



First Floor
Approx. 47.7 sq. metres (513.2 sq. feet)



Total area: approx. 107.1 sq. metres (1152.8 sq. feet)
Middle Cottage, Ganthorpe

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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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