

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

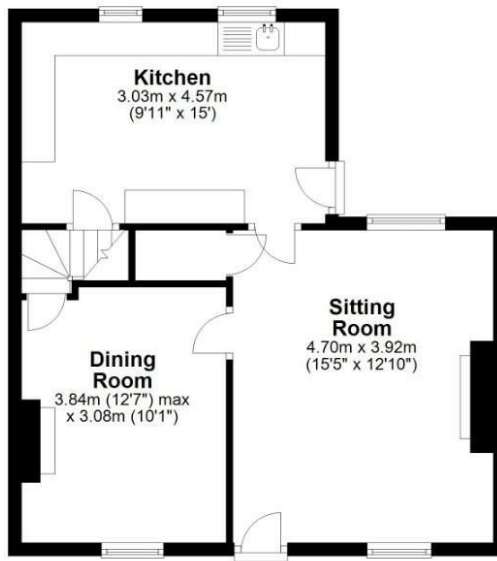
Council Tax: Band: C.



Accommodation

Ground Floor

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



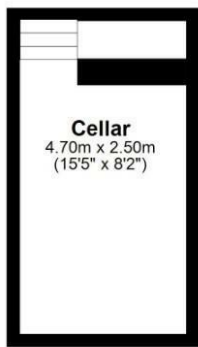
First Floor

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



Cellar

Approx. 11.7 sq. metres (126.4 sq. feet)

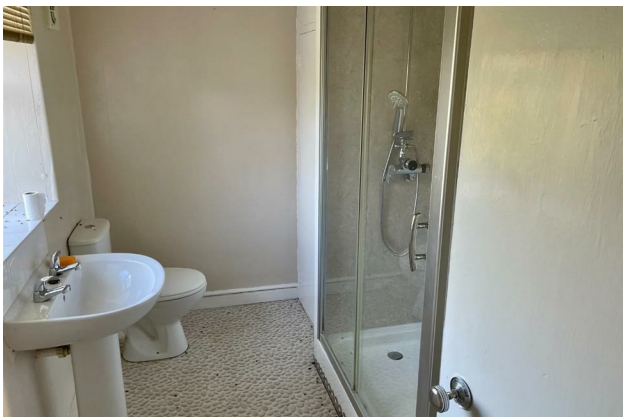


Total area: approx. 107.1 sq. metres (1152.8 sq. feet)

Middle Cottage, Ganthorpe

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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.rounthwaitewoodhead.co.uk

ROUNTHWAITE & WOODHEAD