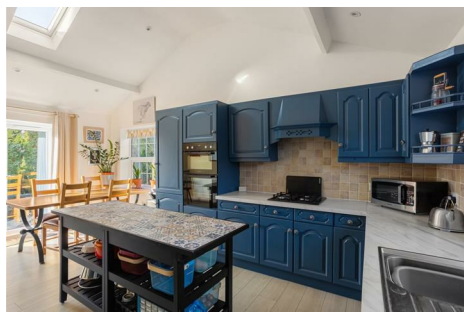


Rounthwaite R&W Woodhead

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

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



- An attractive former Railway Cottage
- Single storey extension with impressive Dining Kitchen
- Lovely Garden with useful range of Outbuildings
- Garage & Parking
- Convenient access to the A64/ Motorway network

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

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.

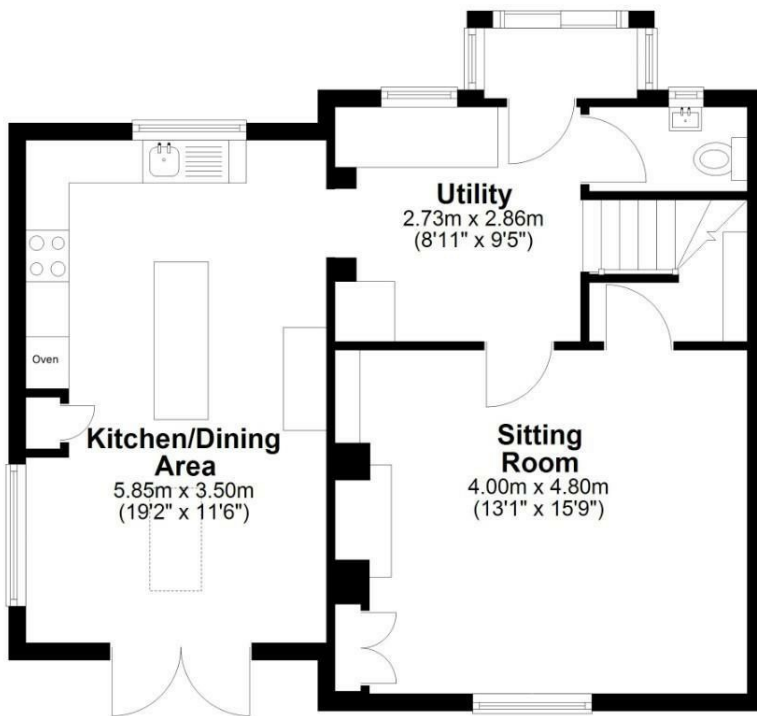
General Information



Accommodation

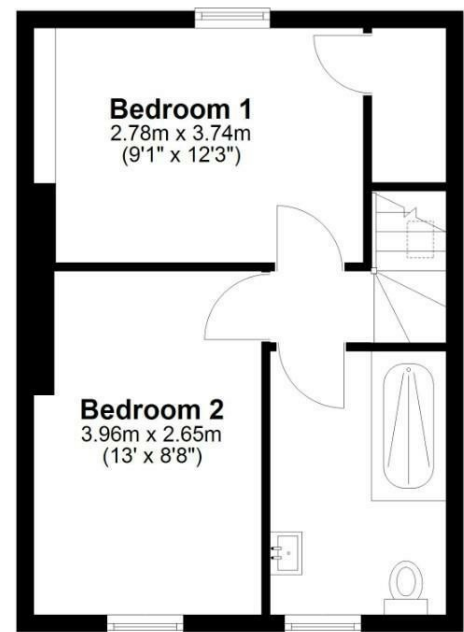
Ground Floor

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		
	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		
	40	77
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		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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