

ROUNTHWAITE & WOODHEAD

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



BLANCHE COTTAGE EAST END, SHERIFF HUTTON, YORK, YO60 6SX

**A charming One bedroom Cottage situated in a lovely position
in this highly sought after village**

Kitchen

Bathroom

Outside WC

Sitting Room

Rear Patio

No Onward Chain

Bedroom

Outbuilding

PRICE GUIDE £160,000

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

Blanche Cottage is located down a quiet street in the popular village of Sheriff Hutton. The property is well presented throughout and retains various period features. The kitchen is well equipped with a range of integrated appliances, this leads through to the sitting room with wood burning stove and door to rear patio overlooking the church. Upstairs there is a good sized double bedroom along with the house bathroom suite and a generous landing area with a fitted wooden desk.

Outside the property has a useful brick outbuilding with plumbing for a washer and good storage space. There is also a separate WC and space for sitting out. To the rear of the property there is a small patio area overlooking the church.

Sheriff Hutton is a charming and desirable village about 10 miles North of York City centre to the edge of the stunning Howardian Hills and just a short drive to Castle Howard. The village has a wealth of amenities including 2 Public Houses, a popular deli/cafe, a post office and a highly regarded Primary School. The 14th Century Castle ruins are also of particular appeal.

General Information

Services: Mains water and electricity. Connection to mains drainage.

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

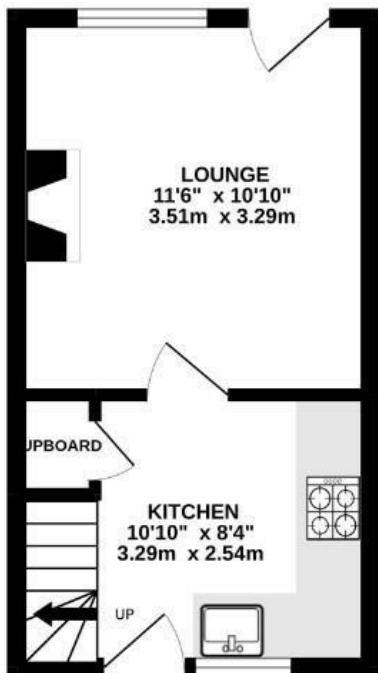
Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

Council Tax: Band A.

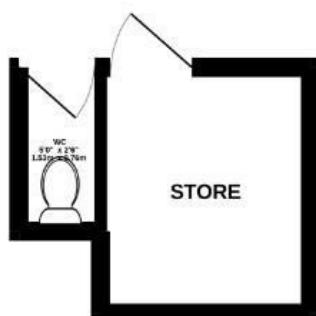
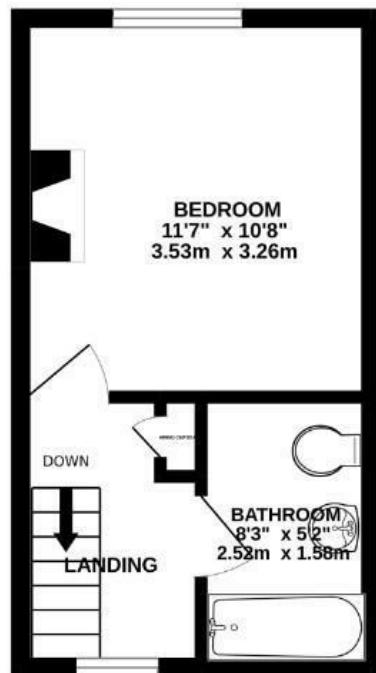


Accommodation

GROUND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR
207 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA: 476 sq.ft. (44.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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