

Rounthwaite **R&W** Woodhead

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

3D TOWN STREET, SETTRINGTON, MALTON, YO17 8NR



- A pretty double fronted Mews Cottage
 - 2 Double Bedrooms
- Garage and attractive private garden
- Quiet courtyard location in a desirable village
- Excellent kitchen with attached conservatory
- Malton approximately 3 miles

PRICE GUIDE £350,000

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

3d Town Street comprises a pretty stone and pantile Mews Cottage in a quiet courtyard setting. The accommodation is well appointed and tastefully decorated; the dining kitchen opens to the conservatory and in turn to the garden. There is a ground floor cloakroom, attractive sitting room and to the first floor two double bedrooms together with a bathroom.

Settrington is a picturesque and desirable village some 4 miles to the south east of Malton. The village 'sits' at the foot of the Wolds amid pretty countryside and has a Primary School, Village Hall and sports ground with tennis courts, bowling green and a daily bus service to Malton. There are many lovely walks in and around the village

Malton and Norton offer an excellent range of amenities including a Railway Station with links to the Intercity service at York. There are a good variety of shops and supermarkets and numerous eating establishments. The A64 is accessible at Scagglethorpe, providing good road communications both east and west.

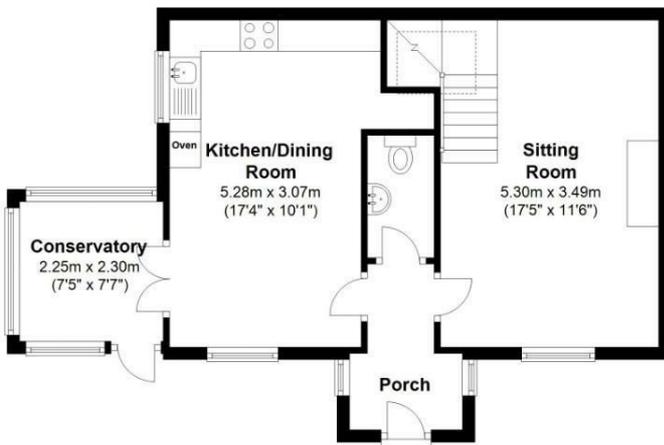
General Information



Accommodation

Ground Floor

Approx. 47.5 sq. metres (511.4 sq. feet)



First Floor

Approx. 41.3 sq. metres (445.0 sq. feet)



Total area: approx. 88.8 sq. metres (956.3 sq. feet)

3d Binner Mews, Settrington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E	51		
(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	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

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