

ROUNTHWAITE & WOODHEAD

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



2 EAST END COTTAGES BULMER, YORK, YO60 7BL

A Traditional two bedroom Cottage with generous garden located in a highly sought after village in the Howardian Hills

Kitchen

Two Bedrooms

Enclosed Garden

Utility

Bathroom

Stone Outbuilding

Sitting Room

Electric Heating

EPC Rating

PRICE GUIDE £250,000

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

2 East End Cottages is nicely set back from the road on the outskirts of this highly sought after village. The property is of traditional stone under pantile construction and would benefit from some modernisation throughout. The accommodation briefly comprises; Kitchen, Utility Room, Sitting Room with wood burning stove, Two Bedrooms, House Bathroom. Outside there is an enclosed garden that backs onto open fields and a useful stone outbuilding.

The village of Bulmer is only a short distance away from Castle Howard and lies in the Howardian Hills Area of Outstanding Natural Beauty. In the nearby village of Welburn there is a church, a public house and restaurant and a primary school and close by in Terrington there is the highly regarded Terrington Hall preparatory school. In the nearby village of Sheriff Hutton there is a wide range of local facilities. Bulmer is conveniently situated about 2 miles west of the A64 giving easy access to Scarborough and York and the motorway network beyond. There is a railway station at Malton which connects to the main line at York from where London (Kings Cross) can be reached in under 2 hours.

General Information

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

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

Rights of Way: The purchaser will be granted vehicular access over the gravelled driveway to the front of the property to allow for off street parking within the boundary of the property.

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

Council Tax: We are informed that the property lies in band D.

Restrictive

Covenants: 1. The purchasers and their Successors in Title will be required to obtain permission from the vendors to erect any structure or building on the property.

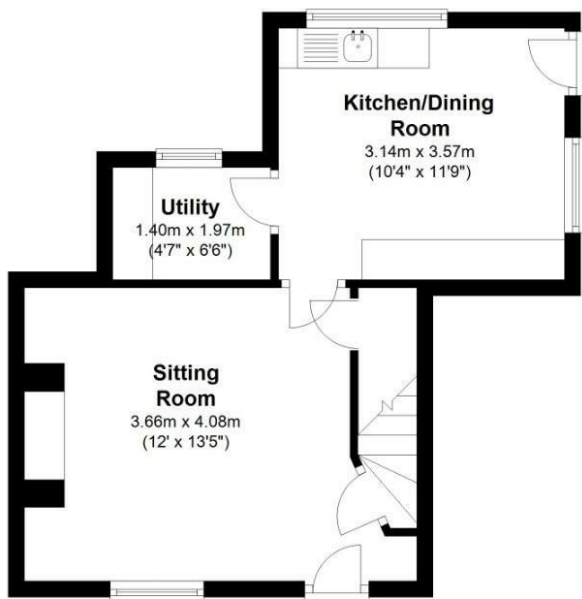
2. The property will be occupied as a single dwelling only.



Accommodation

Ground Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.1 sq. feet)



Total area: approx. 63.2 sq. metres (679.9 sq. feet)

2 East End Cottages, Bulmer

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	23	
(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
www.rounthwaitewoodhead.co.uk

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