

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

SPROXTON COTTAGE SPROXTON, YO62 5EF



- Unique single story stone cottage
 - 3 bedrooms
 - Private garden

- Quiet village near Helmsley
 - Dining Kitchen with aga
 - Vehicle hardstanding

PRICE GUIDE £375,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounghwaite-woodhead.co.uk www.rounghwaite-woodhead.com

Description

Sproxton cottage is situated on the south side of the Main Street, a lovely peaceful and desirable village with no through traffic.

Constructed of stone and french pantiles the accommodation provides a spacious dining kitchen with access to the rear garden, a living room with dining area which leads to the garden room. In addition there are 3 bedrooms, bathroom and cloakroom. The cottage was refurbished approximately two years ago and offers good potential to extend (subject to necessary consents).

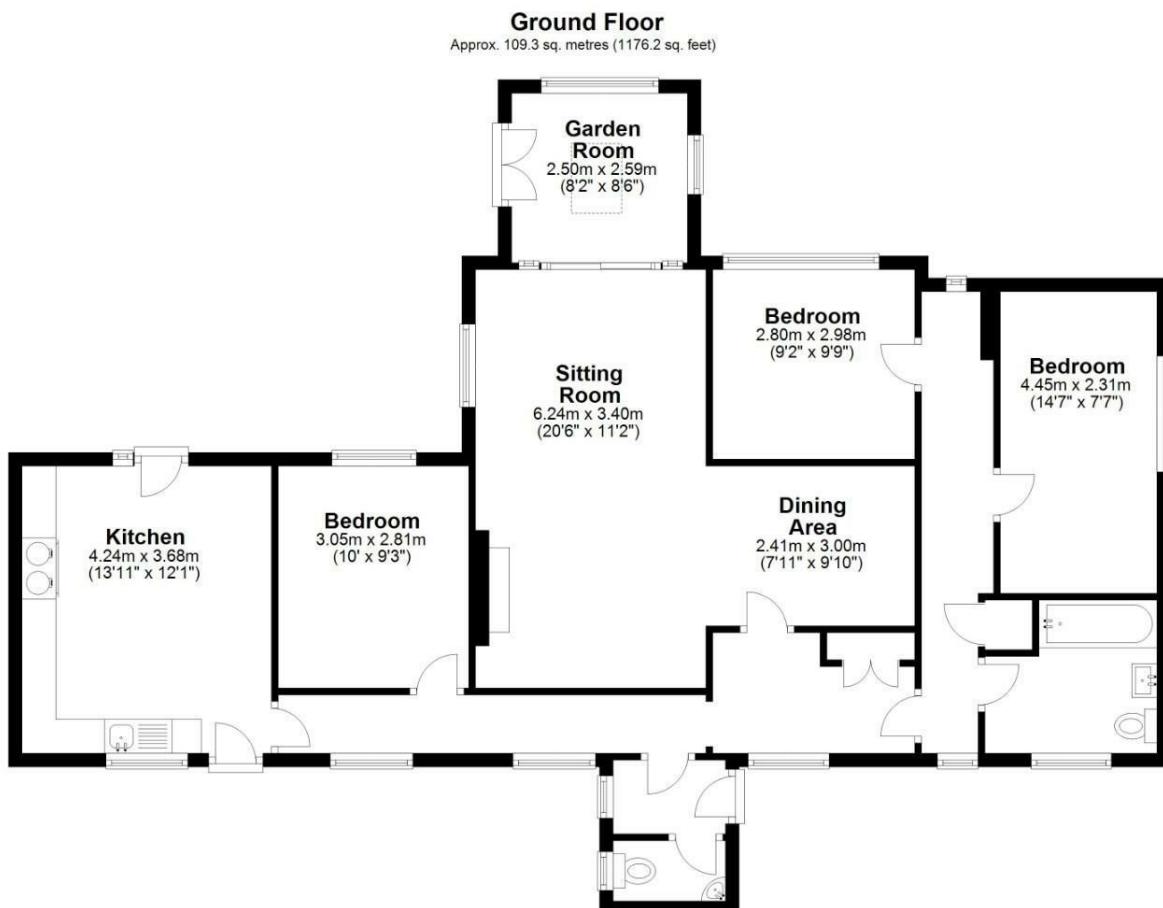
To the rear is a private, enclosed garden—sheltered and bordered by fencing. Off road parking and hardstanding is available to the front. The front of the property provides off-road parking and a hardstanding area.

The attractive village of Sproxton lies approx 2 miles to the south west of Helmsley, a village that appeals to all age ranges with a village hall and the Church of St. Chad. Helmsley provides everyday amenities and is one of the most sought after towns in Ryedale with a weekly market on a Friday, an array of shops , good eateries, craft shops, boutiques and well stocked delicatessen. Places of interest include Duncombe Park Grounds, Helmsley Castle & Walled Garden and Helmsley Art Centre popular for its film programmes, theatre productions, art exhibitions and workshops.

General Information



Accommodation

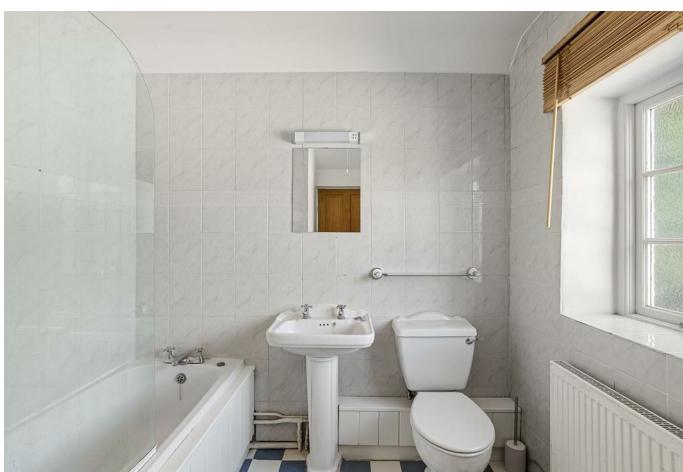


Total area: approx. 109.3 sq. metres (1176.2 sq. feet)

Sproxton Cottage, Sproxton

Energy Efficiency Rating	
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	
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.rounthwaite-woodhead.com

Rounthwaite R&W Woodhead