

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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

### Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

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England and Wales VAT Reg. No 934616515



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Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



## The Cottage, The Green, York, , YO60 6SB Offers in excess of £350,000

A charming double fronted, detached, two bedroom cottage, situated in a picturesque location on the village green in this popular village to the north of York. The property enjoys a pleasing setting within Sheriff Hutton and has been a loved home by the same family for over 25 years.

The accommodation briefly comprises; an entrance porch and vestibule, sitting room, dining room,, downstairs cloakroom, dining kitchen and to the first floor, 2 double bedrooms and house bathroom. Externally, the property enjoys open views over the village green to the front and has a paved and gravelled area to the rear with off road parking and shed.

Sheriff Hutton is a historical town located 11 miles North of York. The village has a fantastic pub, village shop, cafe, playground, and sports hall with playing fields. The property is located within comfortable driving distance of well regarded local and private schools within the area. Sheriff Hutton is well placed for connectivity from York Station, London Kings Cross is around 2 hours away; Edinburgh from 2h 16 minutes and Leeds/Bradford International airport is around 45 miles away.

EPC Rating E





ENTRANCE HALL

Door to front aspect, stairs to first floor landing.

DINING ROOM

10'11" x 11'11" (3.35 x 3.65)

Window to front aspect, power points, radiator, brick exposed fire place with Morso log burner, exposed beams.

SITTING ROOM

10'11" x 12'0" (3.33 x 3.68)

Window to front aspect, feature fireplace with open fire, power points, TV point, exposed beams

REAR HALL

Tile flooring

GUEST CLOAKROOM

Window to rear aspect, low flush WC, wash hand basin with vanity, tile flooring

STORE

3'11" x 8'8" (1.21 x 2.65)

Window to side aspect, tile flooring

KITCHEN

9'11" x 15'5" (3.03 x 4.71)

Window to side aspect, bi-folding doors onto courtyard, tile flooring, range of Shaker style wall and base units, Belfast sink & tap, granite worktops, integrated fridge, integrated washing machine, exposed brick with Firebird that is oil fired and controls the heating & hot water, power points, radiator.

FIRST FLOOR LANDING

Radiator, power points

BEDROOM ONE

15'8" x 12'0" (4.79 x 3.68)

Window to front aspect, radiator, power points.

BEDROOM TWO

9'3" x 12'0" (2.84 x 3.68)

Window to front aspect, power points, radiator.

BATHROOM

Window to rear aspect, radiator, wash hand basin with vanity unit, low flush WC, enclosed bath with shower over, glass shower screen part tiled walls, airing cupboard housing boiler and hot water tank.

OUTSIDE

The front green is owned by the Parish council, to the rear of the property is a flagged enclosed courtyard with shed and logstore, oil tank, parking, outside tap.

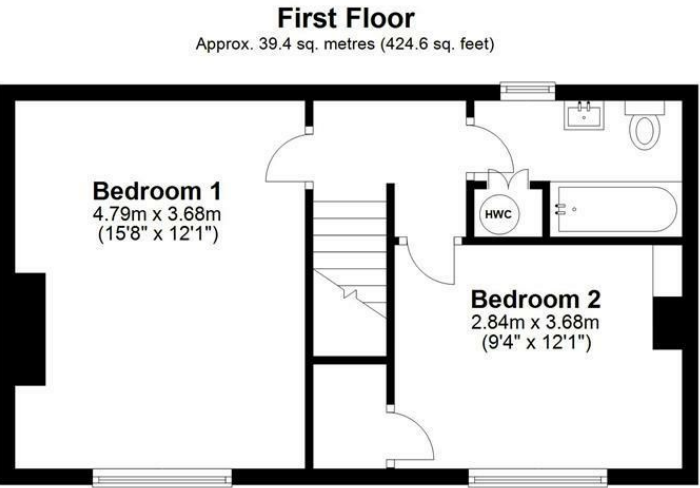
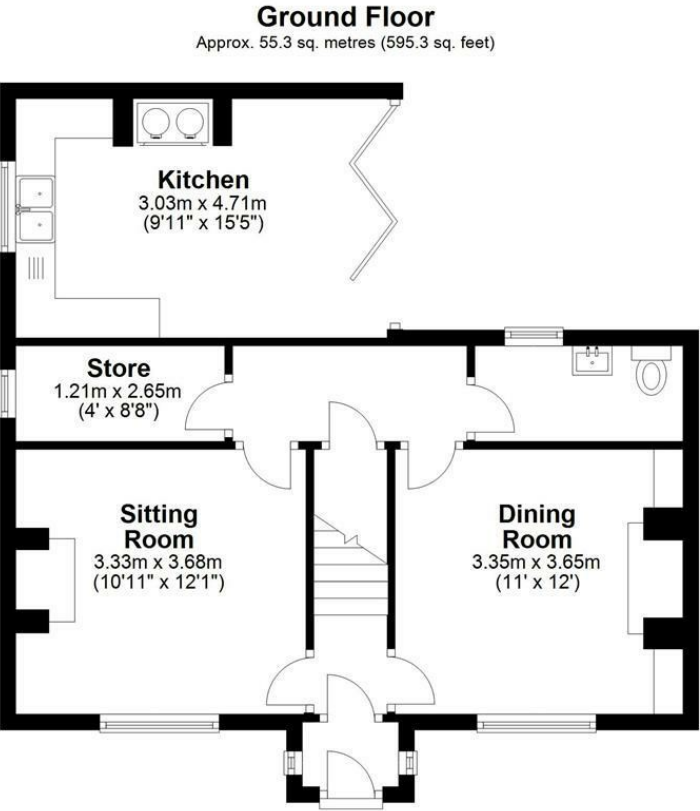
PARKING

Parking to the side of the property

COUNCIL TAX BAND D

SERVICES

Mains drains, oil heating



Total area: approx. 94.8 sq. metres (1019.9 sq. feet)  
**The Cottage, Sheriff Hutton**