



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

Company Registration Number: 6364398  
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



Leeds House, Sheriff Hutton, North Yorkshire, YO60 6QT  
£1,100 Per month

A delightful two bedroom brick cottage recently renovated to a high standard throughout. Leeds House has recently undergone a complete scope of works throughout to create a cosy, warm and stylish country cottage. On street parking.

Sheriff Hutton is a picturesque village surrounded by glorious countryside but benefits from being within close proximity of the historic city of York. There is easy access to the ring road, which connects easily to the motorway network via the A1. The rail service from York to London is under 2 hours. An easy commute to York, Easingwold and Malton.

SOME OF THE PHOTOGRAPHS ARE NOT CURRENT & FOR ILLUSTRATION PURPOSES ONLY

Please email our lettings team [lettings@willowgreenestateagents.co.uk](mailto:lettings@willowgreenestateagents.co.uk). We will then email you a pre-application form which will need to be completed prior to being offered a viewing.

AVAILABLE FROM THE 20 SEPTEMBER 2025 on an Assured Shorthold Tenancy for 6 months  
No smokers Pet: : No pets allowed  
EPC: rating D Council Tax: band C  
Let: part-furnished Deposit: £1100





**ENTRANCE HALL**

9'3" x 3'1" (2.84 x 0.96)  
UPVC window to front aspect, lino flooring, radiator, power points, bespoke built-in storage.

**SITTING ROOM/ DINING ROOM**

19'3" x 12'1" (5.87 x 3.70)  
UPVC window to front aspect, lino flooring, radiators, power points, TV point.

**KITCHEN**

8'8" x 7'1" (2.65 x 2.16)  
Opaque UPVC window to rear aspect, open plan from sitting/dining room, glazed door to side aspect into rear hallway, lino flooring, fitted wall and base units with worktops, integrated fridge with freezer compartment, integrated dishwasher, Stoves oven (electric with electric 4 ring hob) Fireclay sink and drainer unit, power points, extractor fan.

**REAR HALLWAY**

Stairs to first floor landing, understairs cupboard.

**UTILITY ROOM**

6'11" x 9'2" (2.12 x 2.80)  
Lino flooring, fitted base units with worktops, stainless steel sink, space for washing matching and tumble dryer (stacked), column radiator, power points.

**FIRST FLOOR LANDING**

12'4" x 10'8" (3.76 x 3.26)  
Velux skylights, radiator, airing cupboard with newly installed inverted pressurized hot water cylinder, power points.

**MASTER BEDROOM**

10'7" x 10'4" (3.24 x 3.17)  
UPVC window to front aspect, radiator, power points, wall-mounted bedside lights, loft hatch access.

**BEDROOM TWO**

8'11" x 10'4" (2.72 x 3.17)  
UPVC window to front aspect, radiator, power points, wall-mounted bedside lights, loft hatch access, exposed beam.

**BATHROOM**

7'1" x 6'11" (2.17 x 2.11)  
Velux skylight, white three-piece suite including bath with rain head shower over, basin and low flush W.C., underfloor heating, wall-mounted dual fuel heated towel rail, tiled flooring, tiled walls, exposed beams, shaver point, eaves storage.

**FRONT GARDEN**

Gravel front garden with fence boundary, front gate.

**SERVICES**

Oil fired central heating with brand new boiler (oil tank to side of property), mains water, mains electricity, mains drainage.

**EPC RATING D**

**COUNCIL TAX BAND C**

