



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	60	
(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		
	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		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: 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



**2, Carr Cottages, Low Hutton, Huttons Ambo,
North Yorkshire, YO60 7HE**
Guide price £199,999

2 Carr Cottages is a beautifully presented two bedroom mid terraced cottage located in a peaceful and sought-after village within the Howardian Hills Area of Outstanding Natural Beauty.

This pretty cottage provides cosy, neatly presented accommodation over two floors. On the ground floor there is a sitting room with log burning stove and a fully fitted kitchen with a range of wall and base units. On the first floor there are two bedrooms and house bathroom.

Outside, the property has on street parking, a small garden area to the front. To the rear of the property is an impressive cottage style garden with shared pathway to the neighbouring properties from the back of the house.

The village has a, village hall, St Margaret's Church and enjoys lovely views to the South and West across the Derwent Valley towards the Wolds. It is also located within the southern boundary of the Howardian Hills Area of Outstanding Natural Beauty just a 3 mile drive from Malton which offers a good range of local facilities including a Railway Station with links to the Intercity service at York and the A64 provides good road communication East & West.

EPC rating D



LIVING ROOM

10'0" x 12'8" (3.06 x 3.87)

Window to front aspect, wooden flooring, log burning stove, TV point, power points, radiator.

KITCHEN

8'5" x 12'10" (2.57 x 3.92)

Window to rear aspect, range of base units with wooden work surfaces, integrated electric oven and hob, ceramic sink, integrated fridge/freezer, plumbing for washer/dryer, downlights, power points, radiator.



FIRST FLOOR LANDING

BEDROOM ONE

10'0" x 12'8" (3.07 x 3.88)

Window to front aspect, power points, radiator.



BEDROOM TWO

8'5" x 6'7" (2.59 x 2.03)

Window to rear aspect, power points, radiator.



BATHROOM

5'4" x 5'10" (1.65 x 1.80)

Window to rear aspect, low flush W.C, hand wash basin with pedestal, fully tiled walk in shower cubicle, heated towel rail, extractor fan,



GARDEN

Outside, the property has on street parking, a small cottage garden area to the front. To the rear of the property is an impressive garden with shared pathway to the neighbouring properties from the back of the house. The boundaries are the hedge each side and up to the garden shed. Behind the garden shed belongs to the neighbours.



SERVICES

Oil central heating, mains water and electric. Small outhouse adjoining the property at the rear which houses the central heating boiler

TENURE

Freehold.

COUNCIL TAX BAND B

