



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	
Current	Potential
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.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515

## 2, Bridge Farm Cottage, Ryton, Yorkshire, YO17 6SA £825 Per month

2 Bridge Farm Cottage is a stunning conversion set in this quaint location with open views of rolling countryside. This property is available to let on a long term basis with spacious rooms, vaulted ceilings, bespoke fittings, solid wood doors, underfloor heating, double glazing throughout.

The property offers modern open plan living with French doors leading out to the garden, gravelled parking to the front and garden.

The property is available mid December 2023 and would be perfect for a professional couple or single person. No smokers or DSS.

Please note there is a local occupancy clause on the property.

EPC Rating TBC



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)

6-8 Market St, Malton, North Yorkshire YO17 7LY

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



### **OPEN PLAN LIVING/DINING**

23' x 12'2 (7.01m x 3.71m)

Open plan living space with fitted cloaks cupboard, TV point, internet connection point, underfloor heating, wood effect flooring and double glazed windows with French doors leading out to the garden and door to the front aspect. Open to the kitchen area.

### **OPEN PLAN KITCHEN**

12'3 x 9'8 (3.73m x 2.95m )

Modern range of newly fitted wall and base units with 1 1 /2 bowl stainless steel sink and drainer unit, built in electric hob and oven with extractor hood over, space for fridge and plumbing for washing machine. Tiled splashback, underfloor heating and double glazed windows.

### **MASTER BEDROOM**

13'7 x 11'8 (4.14m x 3.56m)

Lovely size bedroom with TV point, double glazed window and vaulted ceiling.

### **SHOWERROOM**

8'7 x 6'10 (2.62m x 2.08m)

Modern suite with large corner shower cubicle, low level WC, contemporary sink unit with built in storage. Heated towel rail, part tiled walls and tiled flooring.

### **EXTERIOR**

With gravelled area to the front providing parking for a couple of cars, garden to the side with flagged patio with stunning uninterrupted views.

### **COUNCIL TAX BAND C**

