



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div>41</div>	<div>78</div>
(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			
Current		Potential	
Very environmentally friendly - lower CO ₂ emissions		<div>42</div>	<div>46</div>
(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



The Cottage, Main Street, Westow, York, North Yorkshire, YO60 7NE Offers in excess of £250,000

Charming country cottage which is deceptively spacious, full of character and original period features, located within this desirable village with a lovely rear garden.

The accommodation briefly comprises; entrance porch, spacious sitting room with log burning stove, kitchen, utility room. To the first floor are two good sized bedrooms and the house bathroom.

Externally, the property has a good sized patio and raised laid to lawn garden with steps up. On street parking.

Westow is an attractive conservation village set in pleasant countryside, in an area where the landscape of the Howardian Hills opens out into the rolling hills of the Yorkshire Wolds. The village benefits from a reputable public house (with a fantastic reputation for its food) and parish church. The nearby market town of Malton (6 miles) offers a good range of amenities, including shops, restaurants, tennis courts, swimming pool, gym, cinema and excellent schools.

EPC Rating E



ENTRANCE PORCH

Door to front.

SITTING ROOM

14'7" x 15'0" (4.45m x 4.58m)
Window to front aspect, exposed beams and exposed stone walls, wood burning stove with feature surround and rustic beam above, power points, telephone point, TV point, stairs to first floor landing.

KITCHEN

7'6" x 14'9" (2.30m x 4.51m)
Window to rear aspect, walk in cupboard with plumbing for washing machine, a range of wall and base units with roll top work surfaces, tiled splash back, space for undercounter fridge and freezer, extractor hood, power points, tiled flooring, exposed beams, door to rear.

UTILITY ROOM

Plumbed for washing machine, shelving.

BATHROOM

Opaque window to the side, tiled floor, heated towel rail, low flush WC, wash hand basin with pedestal, panel enclosed bath with shower over, underfloor electric heating, extractor fan.

FIRST FLOOR LANDING

Exposed stone wall.

BEDROOM ONE

14'8" x 12'2" (4.49m x 3.72m)
Window to front aspect, fitted wardrobes, power points, electric storage heater.

BEDROOM TWO

8'8" x 14'0" (2.65m x 4.27m)
Window to rear aspect, fitted overhead storage, power point, airing cupboard, electric storage heater.

REAR GARDEN

Raised garden, mainly laid to lawn with plant and shrub borders, decking, outside tap, outside lights, side entrance and a tap, side entrance, shed, log store.

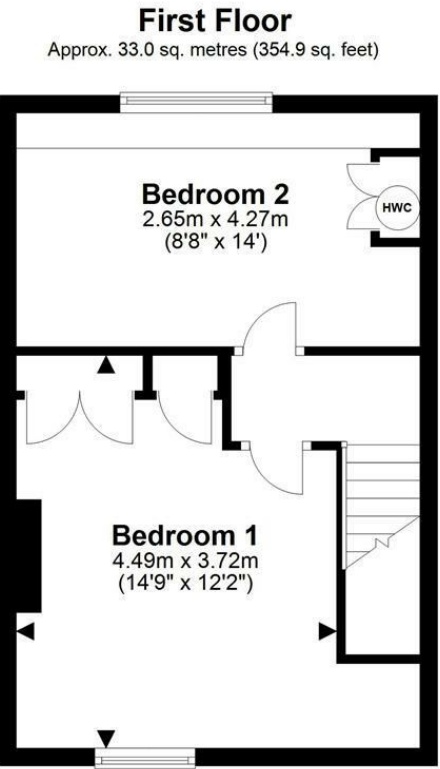
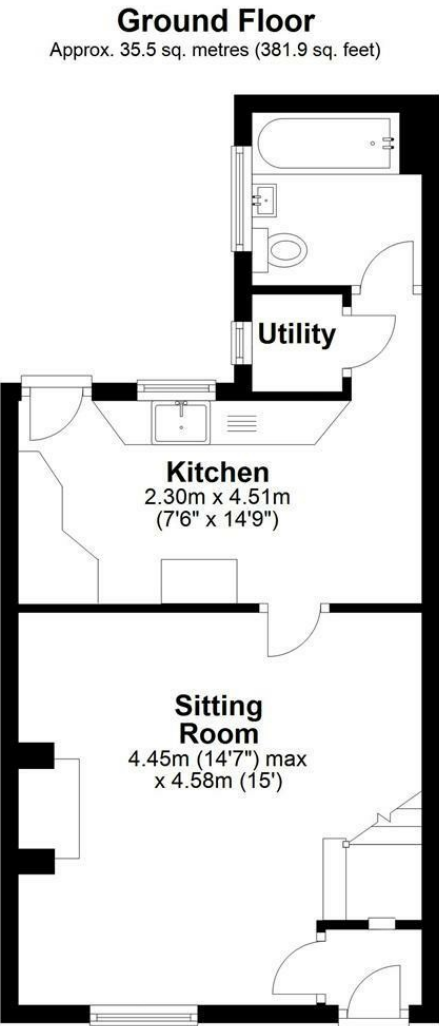
TENURE

Freehold.

SERVICES

Mains drains and water, electric storage heaters.

COUNCIL TAX BAND C



Total area: approx. 68.4 sq. metres (736.8 sq. feet)

The Cottage, Westow