

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 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.

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Hatton Rose Cottage, Main Street, York, North Yorkshire, YO60 7NE
Guide price £269,950

Hatton Rose Cottage is a charming two bedroom cosy cottage located in the desirable village location of Westow and benefiting from a garage, enclosed private garden and spacious outbuilding.

This well presented home in brief comprises; entrance porch, sitting room with log burner, kitchen, two bedrooms to the first floor and house bathroom. Outside the property benefits from off road parking, spacious garage, enclosed private garden and outbuilding.

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

Windows, tiled floor and exposed stone wall.

SITTING ROOM

15'5" x 14'6" (4.71m x 4.42m)

Windows to side and front aspect, door to front, beamed ceiling, feature fireplace with multi fuel stove, power points, radiator and stairs to first floor landing.



KITCHEN

17'4" x 7'5" (5.29m x 2.27m)

Window to side aspect, range of wall and base units, space for fridge/freezer, electric oven, induction hob, space for dishwasher, space for washing machine, beamed ceiling, radiators and power points.



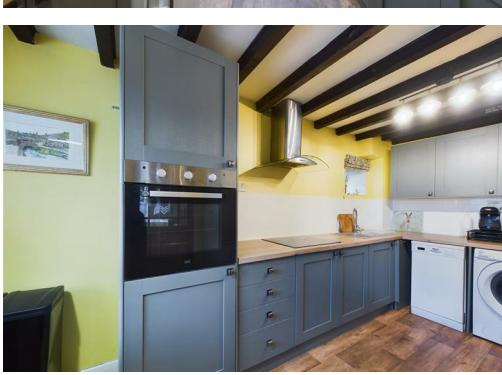
FIRST FLOOR

Radiator.

BEDROOM ONE

11'10" x 11'10" (3.61m x 3.63m)

Windows to front aspect, fitted wardrobes, power points, radiator and wall light,



BEDROOM TWO

8'11" x 8'1" (2.72m x 2.47m)

Window to side aspect, power points and radiator.

HOUSE BATHROOM

5'1" x 8'0" (1.56m x 2.46m)

Corner shower, Velux window, tiled flooring, wall radiator, low flush WC and sink.



OUTSIDE

Outside the property benefits from off road parking, spacious garage, enclosed private garden, sheds, and outbuilding.

GARAGE

18'0" x 13'8" (5.50m x 4.19m)

Power & light.



OUTBUILDING

Power.

GARDEN

Low maintenance garden fully enclosed with a range of plant and shrub borders.

COUNCIL TAX BAND TBC

TENURE

Freehold.

SERVICES

Electric storage heaters, UPVC double glazing throughout and water is ran off the emulsion heater. Mains drains.

