



**Ebenezer Cottage Moor Lane  
Brawby, North Yorkshire YO17 6PY**

**£895 Per month**

Ebenezer Cottage is a Grade II Listed former chapel, dating back to 1838. This property briefly comprises; open-plan living, dining and kitchen area with a log burning stove and Victorian cast iron spiral staircase, a dressing room, wet room and spacious mezzanine bedroom to the first floor. To the front of the property is a spacious low maintenance and well maintained garden with a wood/bicycle store and parking for two vehicles.

- 6 months initially, with a view to renewal.
- Pets considered, by permission.
- Available early January

Brawby lies within the Vale of Pickering on the road linking Barton-le-Street with Great Barugh. The market town of Malton is located approximately seven and a half miles away and offers a comprehensive range of amenities, including secondary schooling, shops, bars and restaurants and railway station with regular services to York and beyond. The village falls within the catchment area for Amotherby primary school, which has an excellent reputation. Kirkbymoorside and Pickering are both close to hand and the City of York is approximately 26 miles away.

## OPEN-PLAN LIVING 19'10" x 22'7" (6.05m x 6.90m)



Door to the front, windows to the front and side aspects, oak flooring, log burning stove, original pew refurbished, original beams, wall lights, energy efficient electric radiator, power points, TV point, Victorian cast iron spiral staircase leading to the mezzanine bedroom.

Kitchen area:- oak flooring, original beams, base units with roll top work surfaces, sink and drainer unit, washing machine, undercounter fridge/freezer, integrated electric oven and hob, extractor hood/fan, power points.

## WALK-IN WARDROBE 9'3" x 6'3" (2.82m x 1.92m)



Oak flooring, shelving and wall hung units.

## WET ROOM



Fully tiled walls, electric wet room shower, underfloor electric heating, tiled flooring, heated towel rail, extractor fan, wall hung mirrored unit.

## MEZZANINE BEDROOM 9'3" x 12'6" (2.82m x 3.82m)



Oak flooring, beams, wall lights, TV point, power points.

## PARKING

Parking for two vehicles.

## GARDEN



Good sized low maintained front garden enclosed by hedging, plants, shrubs and railings, wood/bicycle store.

## COUNCIL TAX BAND A

## TENURE

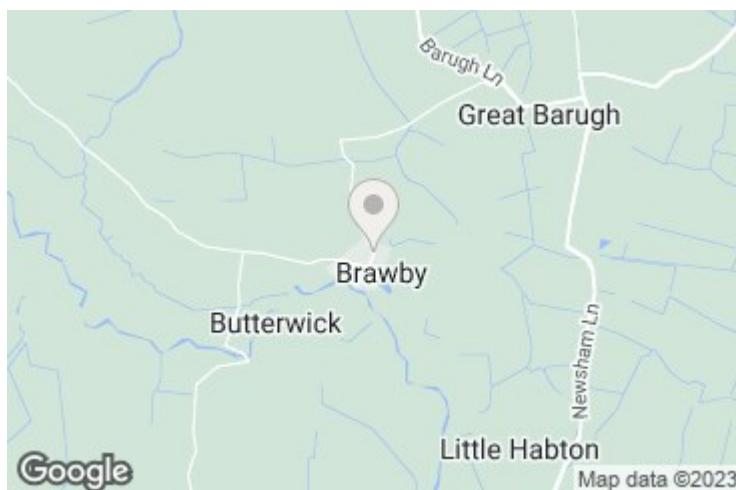
Freehold.

## SERVICES

Electric heaters, instant hot water boiler located under the kitchen sink, mains drainage.

## ADDITIONAL INFORMATION

The property has been fully insulated including the roof, walls and floor and rewired and plumbing. Superfast broadband. Secondary glazing on all three windows. The property does not have any clauses and can be used as a residential use or holiday let purposes.



## Ground Floor

Approx. 41.7 sq. metres (449.3 sq. feet)



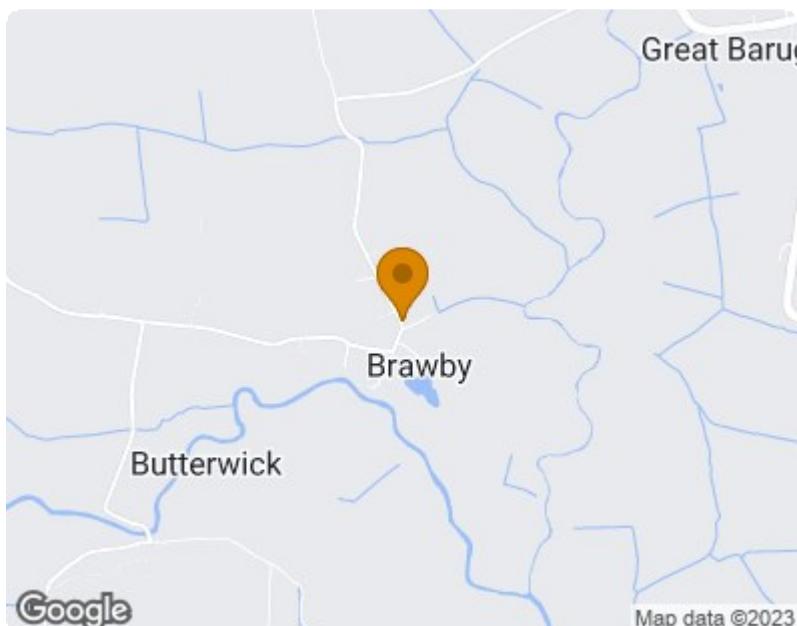
## First Floor

Approx. 11.0 sq. metres (118.6 sq. feet)



Total area: approx. 52.8 sq. metres (567.9 sq. feet)

## Ebenezer Cottage, Brawby



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			
EU Directive 2002/91/EC			
England & Wales		81	62

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			
EU Directive 2002/91/EC		81	67
England & Wales			



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