

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>55</b>	<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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England and Wales VAT Reg. No 934616515



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

# WILLOWGREEN

## ESTATE AGENTS



## Heseltine Cottage, Main Street, Wintringham, North Yorkshire, YO17 8HX

### Guide price £295,000

\*\*\*360 VIRTUAL TOUR AVAILABLE\*\*\*

Heseltine Cottage is a beautifully presented two bedroom quaint cottage with enclosed rear garden with open field views and off-street parking for two vehicles. The property is situated in the picturesque village location of Wintringham, nestled on the edge of the Yorkshire Wolds but enjoys quick access to Scarborough, Malton and York.

This charming period property briefly comprises; hallway with stairs to the first floor landing, sitting room with log burner, breakfast kitchen,, guest cloakroom/utility. To the first floor is a spacious landing with high ceilings, two double bedrooms and a spacious house bathroom with free standing bath and walk-in shower. Externally, there is an enclosed low maintenance garden and garden shed, along with gravelled driveway parking for two vehicles.

Wintringham is a traditional and peaceful village located approximately one ½ miles south of the A64 road. The village is nestled on the edge of the Yorkshire Wolds but enjoys quick access to Scarborough, Malton and York. The nearby village of Rillington offers a range of basic amenities including primary school, village shop and post office, a butchers, two pubs and a doctor's surgery.

EPC Rating D





**HALLWAY**

Door to rear, power points, stairs to first floor landing.

**GUEST CLOAKROOM/UTILITY ROOM**

Windows to rear aspect, panelled wall, unit with roll top work surface and tiled splashback, plumbed for washing machine, integral wash hand basin and low flush WC.

**KITCHEN**

Windows to front and side aspect, wooden style flooring, a range of wall and base units with roll top work surfaces, tiled splashback, integral electric oven, hob and extractor hood/fan, space for slimline dishwasher, sink and drainer unit, spot lights, vertical radiators, power points.

**SITTING ROOM**

Window to front aspect, log burning stove with brick surround, wall lights, radiator, TV point, power points, under stairs cupboard.

**FIRST FLOOR LANDING**

Window to side aspect, power points.

**BEDROOM ONE**

Window to front aspect, radiator, power points.

**BEDROOM TWO**

Window to front aspect, loft access, radiator, power points.

**BATHROOM**

Opaque window to rear aspect, wooden style flooring, low flush WC, wash hand basin with vanity unit, freestanding bath, fully tiled wet room style shower with rain head, extractor fan.

**GARDEN**

An enclosed low maintenance garden with a gravelled patio and laid to lawn, garden shed, outdoor tap. Gravelled driveway parking to the side of the property for two vehicles.

**COUNCIL TAX BAND C**

**TENURE**

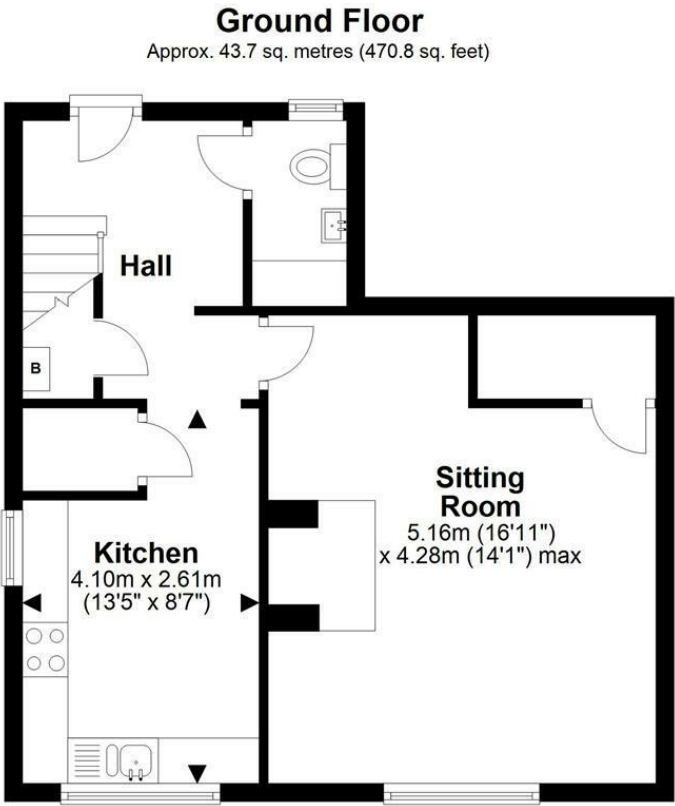
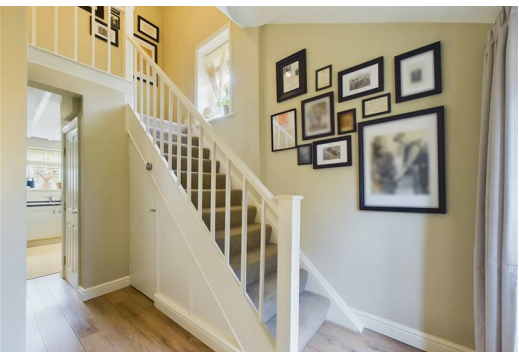
Freehold.

**SERVICES**

Oil fired central heating, mains water, mains drainage.

**RESTRICTIVE COVENANTS**

Cannot park a caravan or camper van on the driveway, residential use only and no business use. Can be used as a holiday cottage and short term let.



Total area: approx. 82.2 sq. metres (885.1 sq. feet)  
**Heseltine Cottage, Wintringham**