

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(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		89
(81-91) B		
(69-80) C	77	
(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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Sunny View Cottage, Wintringham, Malton, North Yorkshire, YO17 8HX Guide price £250,000

Sunny View Cottage is a beautifully presented two bedroom cottage with a low maintenance garden to the rear and a single garage. This property is located within the peaceful village of Wintringham, just under 8 miles from Malton.

The accommodation briefly consists of; entrance hall, sitting room, kitchen/dining room and guest cloakroom. To the first floor there are two bedrooms, an attic room and family bathroom.

This home is the perfect property for families after a lovely village location with plenty of space.

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 C



ENTRANCE HALLWAY

Door to front, stairs to first floor landing.

SITTING ROOM

14'2" x 9'10" (4.34m x 3.00m)

Window to rear aspect, storage cupboard, TV point, radiator, power points.

KITCHEN/DINING ROOM

9'8" x 12'10" (2.96m x 3.93m)

Window to rear aspect, tiled flooring, a range of wall and base units with roll top work surfaces, tiled splashback, integrated fridge/freezer, electric oven and hob, extractor hood/fan, plumbed for washing machine, radiator, power points.

GUEST CLOAKROOM

Window to rear aspect, tiled flooring, low flush WC, wash hand basin, radiator.

FIRST FLOOR LANDING

Power points, loft access.

MASTER BEDROOM

12'3" x 9'10" (3.74m x 3.00m)

Window to front aspect, two built-in store cupboards, radiator, power points.

BEDROOM TWO

11'8" x 7'7" (3.58m x 2.33m)

Window to rear aspect, radiator, power points.

HOUSE BATHROOM

Window to rear aspect, Velux window, wooden style flooring, low flash WC, wash hand basin, panel enclosed bath with mixer taps and shower over, LED mirror, heated towel rail, part tiled walls.

ATTIC ROOM

10'7" x 12'9" (3.25m x 3.90m)

Window, TV point, power points, radiator.

GARDEN

Side and rear access, a lovely low maintenance garden, fence enclosed, with patio and lawn, oil tank, external light.

GARAGE

Up and over door, power and lighting.

COUNCIL TAX BAND B

SERVICES

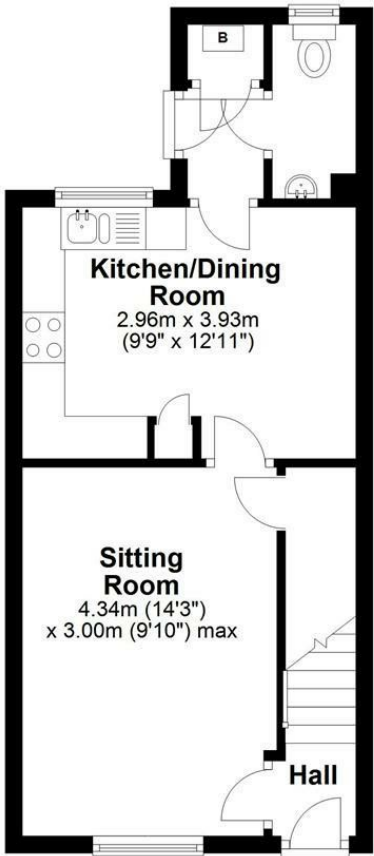
Oil fired central heating, mains water and drainage.

TENURE

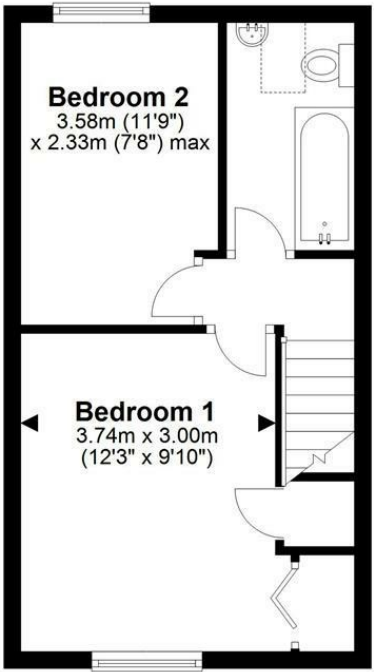
Freehold.



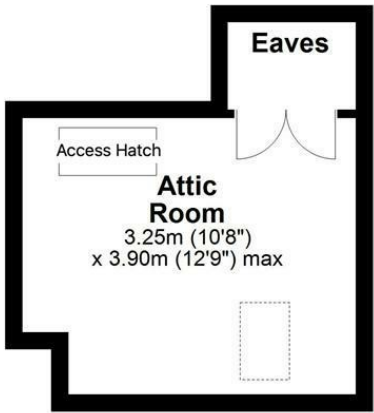
Ground Floor
Approx. 33.3 sq. metres (358.9 sq. feet)



First Floor
Approx. 29.1 sq. metres (313.0 sq. feet)



Second Floor
Approx. 14.1 sq. metres (151.5 sq. feet)



Total area: approx. 76.5 sq. metres (823.5 sq. feet)
Sunny View Cottage, Wintringham