

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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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



**Leeds House, Sheriff Hutton,
North Yorkshire, YO60 6QT**

£1,100 Per month

Wonderful two bedroom brick cottage recently renovated to a high standard throughout. Leeds House has recently undergone a complete scope of works throughout to create a cosy, warm and stylish country cottage. On street parking.

Sheriff Hutton is a picturesque village surrounded by glorious countryside but benefits from being within close proximity of the historic city of York. There is easy access to the ring road, which connects easily to the motorway network via the A1. The rail service from York to London is under 2 hours. An easy commute to York, Easingwold and Malton.

SOME OF THE PHOTOGRAPHS ARE NOT CURRENT & FOR ILLUSTRATION PURPOSES ONLY

Please email our lettings team lettings@willowgreenestateagents.co.uk. We will then email you a pre-application form which will need to be completed prior to being offered a viewing.

AVAILABLE FROM THE 1 MARCH 2025 on an Assured Shorthold Tenancy for 12 months

No smokers Pet: : No pets allowed
EPC: rating D Council Tax: band C
Let: part-furnished Deposit: £1100



ENTRANCE HALL

9'3" x 3'1" (2.84 x 0.96)

UPVC window to front aspect, lino flooring, radiator, power points, bespoke built-in storage.



SITTING ROOM/ DINING ROOM

19'3" x 12'1" (5.87 x 3.70)

UPVC window to front aspect, lino flooring, radiators, power points, TV point.



KITCHEN

8'8" x 7'1" (2.65 x 2.16)

Opaque UPVC window to rear aspect, open plan from sitting/dining room, glazed door to side aspect into rear hallway, lino flooring, fitted wall and base units with worktops, integrated fridge with freezer compartment, integrated dishwasher, Stoves oven (electric with electric 4 ring hob) Fireclay sink and drainer unit, power points, extractor fan.



REAR HALLWAY

Stairs to first floor landing, understairs cupboard.



UTILITY ROOM

6'11" x 9'2" (2.12 x 2.80)

Lino flooring, fitted base units with worktops, stainless steel sink, space for washing machine and tumble dryer (stacked), column radiator, power points.



FIRST FLOOR LANDING

12'4" x 10'8" (3.76 x 3.26)

Velux skylights, radiator, airing cupboard with newly installed inverted pressurized hot water cylinder, power points.



MASTER BEDROOM

10'7" x 10'4" (3.24 x 3.17)

UPVC window to front aspect, radiator, power points, wall-mounted bedside lights, loft hatch access.



BEDROOM TWO

8'11" x 10'4" (2.72 x 3.17)

UPVC window to front aspect, radiator, power points, wall-mounted bedside lights, loft hatch access, exposed beam.



BATHROOM

7'1" x 6'11" (2.17 x 2.11)

Velux skylight, white three-piece suite including bath with rain head shower over, basin and low flush W.C., underfloor heating, wall-mounted dual fuel heated towel rail, tiled flooring, tiled walls, exposed beams, shaver point, eaves storage.



FRONT GARDEN

Gravel front garden with fence boundary, front gate.



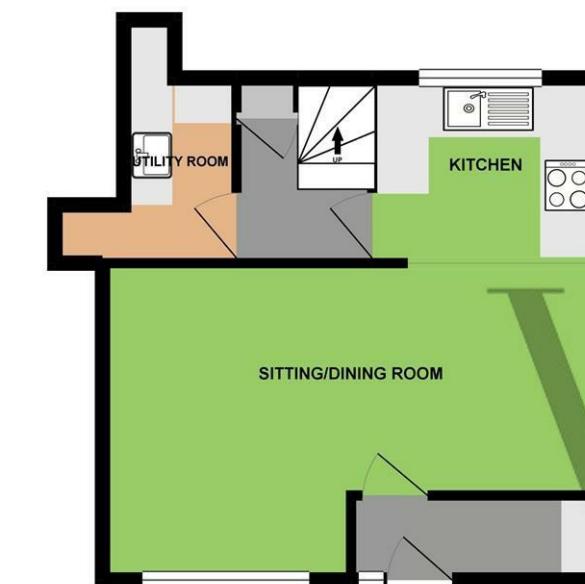
SERVICES

Oil fired central heating with brand new boiler (oil tank to side of property), mains water, mains electricity, mains drainage.

EPC RATING D

COUNCIL TAX BAND C

GROUND FLOOR 34.34 sq. m.
(369.62 sq. ft.)



1ST FLOOR 34.88 sq. m.
(375.49 sq. ft.)



TOTAL FLOOR AREA : 69.22 sq. m. (745.11 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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