

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(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		79
(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.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



September Cottage, Great Habton, North Yorkshire, YO17 6TU Guide price £190,000

September Cottage is a charming stone, two bedroom cottage with parking, tucked away at the end of a quiet lane in the village of Great Habton.

The accommodation comprises: kitchen/dining area and sitting room with multifuel burning stove. To the first floor are two double bedrooms and stylish house bathroom. Outside there is a gravelled driveway with seating and parking for two vehicles.

Early viewing recommended for this gorgeous cottage offered with no onward chain, available to take on as holiday cottage fully furnished. (Furnishing by separate negotiations).

Great Habton is a popular rural village located within the Vale of Pickering. The village benefits from a popular public house and is within easy reach of the market towns of Malton (5 miles) and Pickering (6 miles), which both offer excellent local facilities. The village has easy access to the A64, via Ryton making Scarborough, York and Leeds commutable.

EPC RATING E



ENTRANCE
Stairs to first floor landing

KITCHEN/DINING
15'10" x 7'6" (4.85 x 2.31)
Windows to side aspects, range of base and wall units with solid wood worktops, stainless steel sink with mixer tap, single electric oven and four ring electric hob with extractor hood over. Integrated dishwasher and Integrated machine, integrated fridge/freezer, radiator, TV point, large under-stairs storage area housing Viessmann LPG central heating boiler.

SITTING ROOM
12'9" x 11'10" (3.89 x 3.63)
Dual aspect room, window seat, beamed ceiling, exposed brick chimney breast wall with multifuel stove sat on black polished granite hearth, engineered oak flooring, radiator, TV point, power points.

FIRST FLOOR LANDING
Windows to front and rear.

BEDROOM TWO
10'0" x 7'6" (3.05 x 2.31)
Velux window to rear, radiator, loft access hatch. (not boarded).

BATHROOM
White suite comprising: WC with concealed cistern and ceramic bowl with mixer tap sat on counter, whirlpool bath with recently installed Mira electric shower over and glazed screen. Radiator, linen cupboard, fitted storage cupboards, velux window.

BEDROOM ONE
12'9" x 9'6" (3.89 x 2.90)
Built-in wardrobes with mirrored panels with built in matching dressing table and tall-boy unit, radiator, TV point, power points.

OUTSIDE
Parking for two vehicles on the street frontage and right of way over drive to front door. Bespoke built timber storage locker at side and canopy over bottled gas and bin store area.

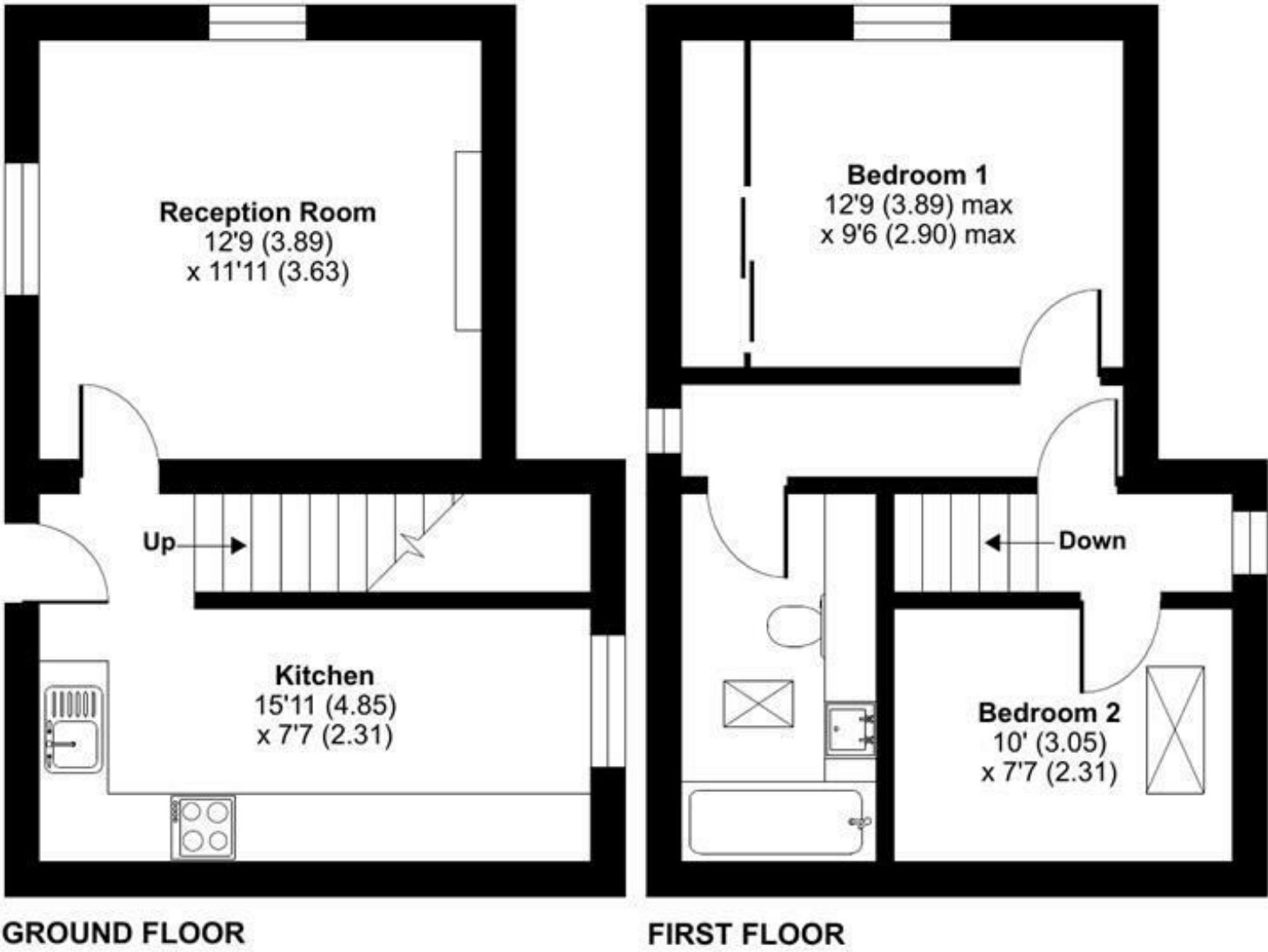
COUNCIL TAX BAND B
Registered as holiday cottage

SERVICES
LPG Gas, Mains Drains



September Cottage, Great Habton, Malton, YO17

Approximate Area = 678 sq ft / 63 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Willowgreen Estate Agents. REF: 954243

