

Energy Efficiency Rating	
Current	Potential
48	87

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
64	66

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916 600 | 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.

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

## 3, New Row, Kirby Grindalythe, Malton, North Yorkshire, YO17 8DE Offers in excess of £200,000

3, New Row is a beautiful unique cottage in the Wolds village of Kirby Grindalythe, offering country living yet only approximately nine miles from Malton and within easy access of the A64 connecting to York and Scarborough. This cottage is one of two terraced cottages currently listed.

This cottage briefly comprises; sitting room with open fire and exposed brick feature surround, open-plan kitchen/dining room. To the first floor are two good sized bedrooms and house bathroom. Outside is an outbuilding with the house boiler and beautiful gardens.

Kirby Grindalythe has a village hall and nearby benefits from a Post Office, and two farm shops and four public houses/restaurants can be found close by. There is a school bus service to Luttons Primary School and both Norton College and Malton School, and a local bus service to Malton.

EPC Rating E



### RECEPTION ROOM

14'7" x 10'11" (4.45m x 3.35m)

Door to front, window to front aspect, open fire with exposed brick surround, under stairs storage, radiator, TV point, power points, stairs to first floor landing.

### DINING ROOM

12'7" x 10'0" (3.84m x 3.05m)

Door to rear, window to rear aspect, range master, fitted units and shelving, radiator, power points.

### KITCHEN

10'0" x 5'1" (3.05m x 1.57m)

Window to rear aspect, range of wall and base units with roll top work surfaces, sink and drainer unit, space for free standing electric cooker, plumbed for washing machine, smoke alarm, power points, exposed brick archway into dining room.

### FIRST FLOOR LANDING

Power points, loft access (part boarded, no ladder), smoke alarm.

### HOUSE BATHROOM

Window to rear aspect, wooden style flooring, part tiled walls, panel enclosed bath with traditional taps, electric shower attachment, low flush WC, wash hand basin with pedestal, airing cupboard with water cylinder.

### BEDROOM ONE

13'8" x 10'11" (4.17m x 3.35m)

Dormer window to rear aspect, radiator, power points.

### BEDROOM TWO

10'9" x 9'10" (3.30m x 3.02m)

Dormer window to front aspect, two built-in storage cupboards, radiator, power points.

### GARDEN

To the rear is a patio area with access to outbuildings, mainly laid to lawn. To the front is laid to lawn with shared access to rear of 3, New Row & 4, New Row. The Vendor is currently organising for both cottages to have separate boundaries and for fencing to be put up to separate both gardens.

### OUTBUILDING

10'2" x 6'11" (3.12m x 2.11m)

Original outbuilding, exposed brick, housing boiler.

### OUTBUILDING

8'7" x 8'2" (2.62m x 2.51m)

### TENURE

Freehold.

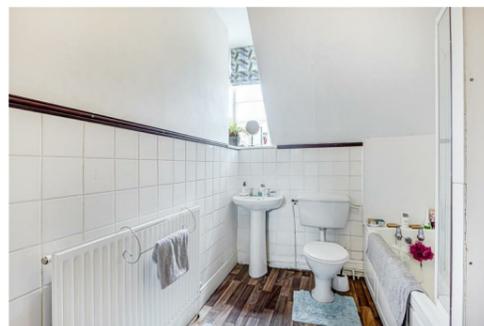
### COUNCIL TAX BAND B

### SERVICES

Mains electric, septic drainage system (used by all four terraced properties).

### ADDITIONAL INFORMATION

The current owners have owned these cottages for approximately 40 years and have been tenanted by local workers in the village. The owners are in the process of separating the boundaries to enable both cottages to have separate gardens/rights of way, along with allocated off-street parking. Beside the grounds, runs a public right of way and leads to a private kitchen garden and field, also owned by the Vendors, which lies along the back of 3, New Row and 4, New Row. Boundary details will be provided upon request, on the physical viewing. When the gardens are divided, there will be two oil tanks for each property also.



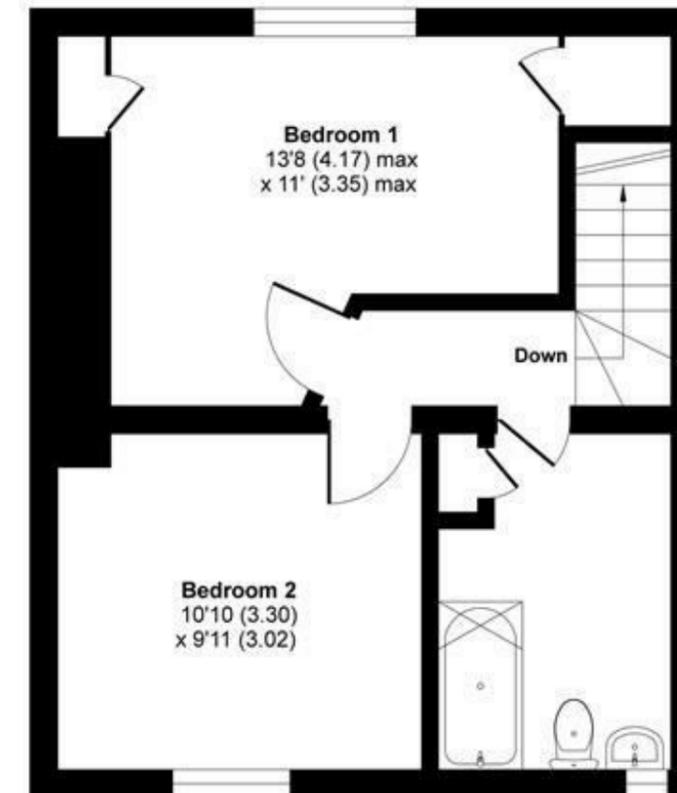
## New Row, Kirby Grindalythe, Malton

Approximate Area = 796 sq ft / 74 sq m

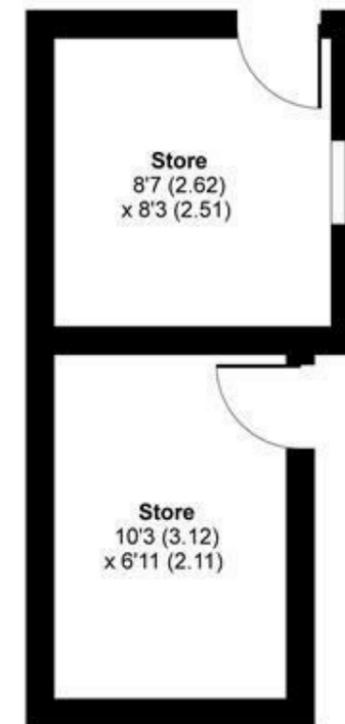
Outbuilding = 142 sq ft / 13 sq m

Total = 938 sq ft / 87 sq m

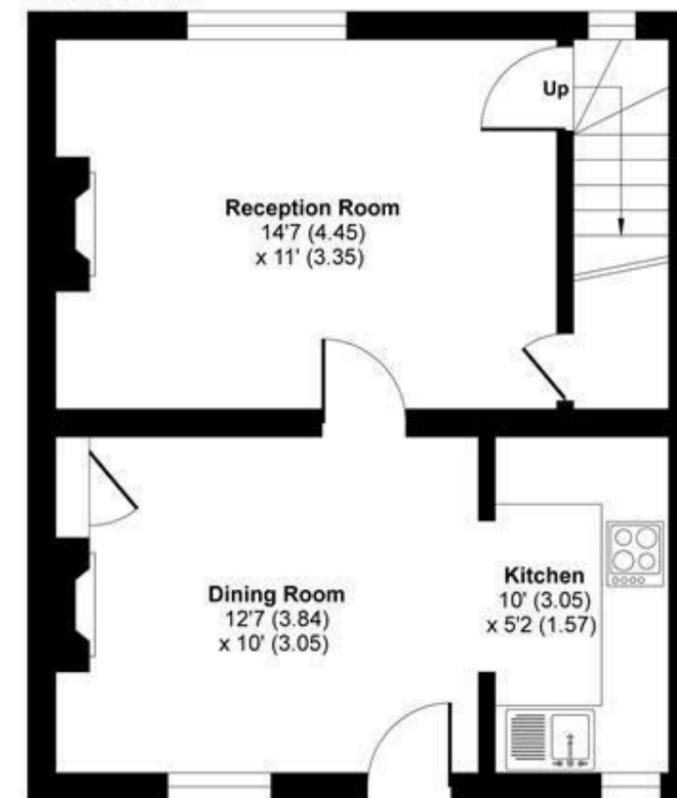
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING 1 / 2



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Willowgreen Estate Agents. REF: 727930

