

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.

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



**3, The Roosters, Howsham, York,  
North Yorkshire, YO60 7PH**  
**Offers in excess of £425,000**

The Roosters is a beautiful Grade II listed three bedroom cottage located in this idyllic village location with breathtakingly open countryside views to the rear aspect.

This charming accommodation briefly comprises; entrance, sitting room with open fire, breakfast kitchen, snug and study. To the first floor are three bedrooms with stunning views and modern house bathroom.

With a beautiful private rear garden with two social/dining areas and garage.

Howsham is set in rolling countryside on the edge of the Howardian Hills Area of Outstanding Natural Beauty and adjacent to the small yet attractive village of Howsham. It lies 14 miles from York, with its mainline railway station with regular services to London, the fastest taking as little as 1 hour, 45 minutes. The A64 just to the north of Howsham offers access to York, and the motorway network of the M1 and M62, 12 miles from Vangarde Shopping Centre. The market town of Malton is 10 miles away with a diverse range of amenities including a railway station, cinema, restaurants, cafes and various independent shops. Nearby Howsham Mill is a wonderful spot for a walk, with wildlife such as kingfishers, dippers and swans regularly seen along the river Derwent.

EPC Rating E



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



## ENTRANCE

Door to front, stairs to first floor landing, wall light, internal window.

## SITTING ROOM

14'0" x 12'1" (4.28m x 3.69m )

Window to front aspect, beamed ceiling, open fireplace with brick surround, wall lights, power points, radiator and under stairs storage cupboard.



## STUDY

13'10" x 5'10" (4.23m x 1.79m)

Window to front aspect, wall lights, power points and radiator.



## KITCHEN/DINING ROOM

12'2" x 15'10" (3.72m x 4.84m)

Windows to rear aspect, tiled flooring, a range of wall and base units with wooden tops, sink and drainer unit, integral dishwasher, space for fridge/freezer, exposed brick wall with integrated double oven, hob and extractor fan, beams, power points, exposed brick archway opening into snug, built-in cupboard, door to rear.



## SNUG

12'2" x 5'10" (3.71m x 1.79m)

Window to rear aspect, beams, tiled flooring, exposed brick walls, fuse box, column radiator, power points.

## FIRST FLOOR LANDING

### BEDROOM ONE

13'10" x 12'3" (4.24m x 3.75m )

Window to front aspect, large fitted wardrobes, wall lights, radiator, power points.



### BEDROOM TWO

12'3" x 15'11" (3.75m x 4.86m )

Windows to rear aspects, beams, wall lights, radiator, power points.



### BEDROOM THREE

13'1" x 8'5" x 6'0" (4.06m x 2.56m x 1.83m)

Window to front aspect, beams, wall lights, radiator, power points.

### FOUR PIECE BATHROOM SUITE

Window to rear aspect, beam, part tiled walls, tiled style flooring, low flush WC, wash hand basin with pedestal, tiled enclosed bath with mixer taps, fully tiled wet room style shower.



## GARDEN

Beautifully presented private gardens to the rear with two social/dining areas, one with a Pergola, the garden backs onto open, peaceful countryside, side access.

## GARAGE

Brick built outbuilding to the rear of the property with power.

## COUNCIL TAX BAND C

## TENURE

Freehold.

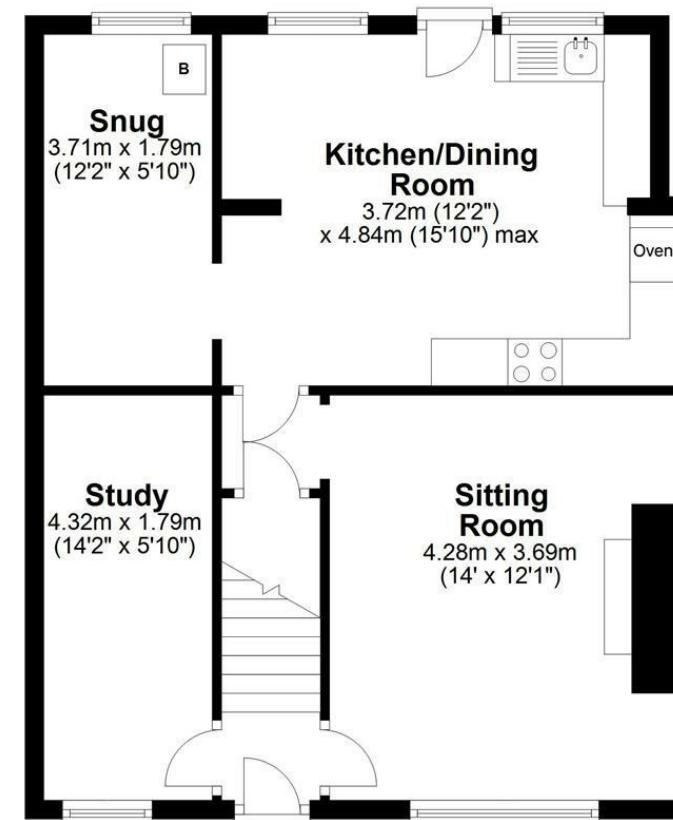
## SERVICES

Oil fired central heating and mains drainage.



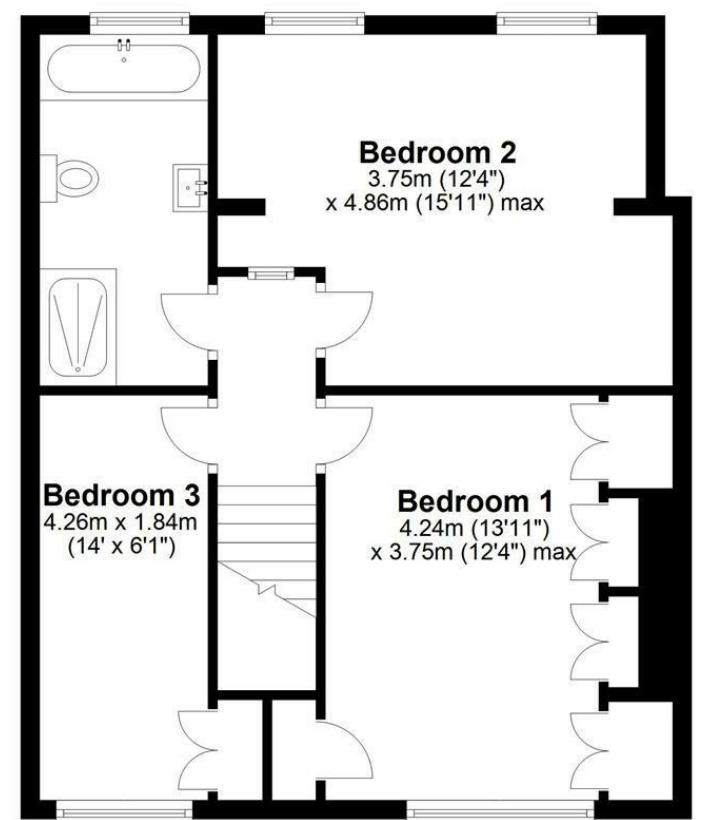
## Ground Floor

Approx. 54.2 sq. metres (583.1 sq. feet)



## First Floor

Approx. 54.2 sq. metres (583.1 sq. feet)



Total area: approx. 108.3 sq. metres (1166.2 sq. feet)

**3 The Village, Howsham**