



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	
68	81
EU Directive 2002/91/EC	
England & Wales	
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	
EU Directive 2002/91/EC	
England & Wales	

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

3 Rose Farm Cottage, Barton Le Willows, North Yorkshire, YO60 7PD Offers in excess of £350,000

3 Rose Farm Cottages is a detached two bedroom bungalow forming part of this small courtyard of four properties in total located within this desirable village.

The overall accommodation is deceptive in size and also has the advantage of a south facing enclosed rear garden. Comprising of entrance hall, utility room, sitting room with French doors onto the garden, country style kitchen/dining room, two large double bedrooms, the master bedroom has a en-suite and separate stylish house bathroom. Both bathrooms have recently been fully refurbished to an exceptionally high standard.

Single garage with power and lighting plus additional parking for two further vehicles.

The village of Barton-le-Willows lies on the edge of the Howardian Hills, midway between the market town of Malton and the City of York. Malton offers a range of local facilities including independent shops, pubs, excellent schooling and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the east coast and the west towards York, Leeds and the wider motorway network. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

EPC Rating D



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

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ENTRANCE HALL

Door and window to side aspect, wood flooring, power points, radiator, loft access with ladder, fully boarded and used as office space/hobbies room with pull out bed, power, eaves storage.

UTILITY ROOM

7'1" x 9'7" (2.16 x 2.94)
Range of base and wall units, stainless steel sink and drainer with mixer tap, space for freestanding washing machine, oil fired boiler, tiled splashback, power points, coat/show storage.

SITTING ROOM

17'8" x 12'8" (5.39 x 3.88)
Window to rear aspect, feature fireplace with exposed brick and oak mantle, power points, TV point, wood flooring, radiator.

KITCHEN/DINING ROOM

17'8" x 10'8" (5.39 x 3.27)
Window to front aspect, French door to rear aspect, tile effect flooring, range of shaker style wall and base units with roll top worksurfaces, integrated fridge, integrated dishwasher, tile splashback, power points, radiator, spot lights.

BEDROOM ONE

17'8" x 13'8" (5.39 x 4.17)
Window to rear aspect, built in wardrobes with a range of hanging space and storage, power points, radiator.

EN-SUITE

Recently renovated two years ago, ensuite comprising corner shower cubicle with power shower, wall hung wash hand basin with vanity unit, low flush WC, heated towel rail, extractor fan.

BEDROOM TWO

14'4" x 10'9" (4.37 x 3.28)
Window to rear aspect, power points, radiator, build in wardrobes.

BATHROOM

Window to front aspect, fully tiled, recently renovated bathroom suite comprising wall hung wash hand basin with vanity drawer, low flush WC, bath with glass screen and power shower, spot lights, heated towel rail, extractor fan.

GARDEN

The emphasis on the garden has been to create a traditional English country garden, with a number of scented and colourful plants and shrubs plus a number of mature trees.

GARAGE

17'3" x 8'11" (5.28 x 2.73)
Electric roller door, power and lighting.

COUNCIL TAX BAND E

Ryedale District Council.

SERVICES

Oil heating, mains drains, mains electric.

ADDITIONAL INFORMATION

