



Ford Cottage, Settrington, Malton, North Yorkshire, YO17 8NP

Guide price £240,000

Ford Cottage is an idyllic two bedroom, charming cottage tucked away in the tranquil village location of Settrington approx. 4 miles from Malton.

In brief this cosy cottage comprises; dining room, sitting room with log burner, kitchen and pantry. Upstairs are two double bedrooms and the house bathroom. Outside there is an enclosed country cottage garden and outbuilding which is useful for storage.

This home has been much improved over the years by the current owners and is the perfect 'chocolate box' cottage!

Settrington sits at the foot of the Wolds just 4 miles from Malton. The village has a small primary school, village hall, playing field, tennis court and bowling green. Local facilities are available in Malton including a railway station with links to the Intercity service at York. The A64 is accessible at Scagglethorpe and provides good road links to the east and west.

EPC Rating D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(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		67
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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DINING ROOM
17'9" x 11'1" (5.42m x 3.39m)
Door to front, window to front aspect, wooden flooring, exposed beams, open-plan double-sided log burning stove with exposed brick surround and rustic feature beam above, radiator, power points, stairs to first floor.

SITTING ROOM
17'5" x 9'11" (5.33m x 3.03m)
Windows to front and rear aspect, exposed beams and exposed brick wall (with double-sided log burning stove), wooden flooring, radiator, TV point, power points.

KITCHEN
8'5" x 8'6" (2.58m x 2.61m)
Window to rear aspect, wooden effect flooring, fully tiled walls, a range of wall and base units with granite work surfaces, integrated dishwasher, electric oven and hob, extractor fan, plumbed for washing machine, space for fridge/freezer, power points, door to side leading into the rear garden.

PANTRY
Window to side aspect, shelving.

FIRST FLOOR LANDING
Window to rear aspect, wooden flooring.

MASTER BEDROOM
14'11" x 11'3" (4.57m x 3.43m)
Window to front aspect, internal window to rear, wooden flooring, built-in store cupboard, radiator, TV point, power points.

BEDROOM TWO
10'6" x 9'11" (3.22m x 3.03m)
Window to front aspect, wooden flooring, walk-in wardrobe, radiator, power points.

HOUSE BATHROOM
Opaque window to rear aspect, fully tiled walls, low flush WC, wash hand basin, panel enclosed bath with electric shower over, extractor fan.

GARDEN
Rear garden; beautifully presented, low maintenance, enclosed garden to the rear, mainly laid to lawn with shrub and plant borders, private gravelled seating area.

Front garden; steps up to the property, laid to lawn.

OUTBUILDING

TENURE
Freehold.

COUNCIL TAX BAND C

SERVICES
Oil fired central heating, mains water, mains drainage.

DIRECTIONS
Stay on Settrington Road until you get to the school, take a left turn up Back Lane, stay on the lane until you get to the very last house on the left hand side track, which turns left and heads towards the Ford and you will see a parking spot on the left, pull into there and they're the houses adjacent to that.

