

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
England & Wales <small>EU Directive 2002/91/EC</small>	
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	
England & Wales <small>EU Directive 2002/91/EC</small>	

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

Hilltop, Barton Hill, Whitwell, North Yorkshire, YO60 7JZ Guide price £575,000

Hilltop is a substantial four bedroom detached house which has been lovingly renovated throughout by the current vendors to create a wonderful family home, nestled away in Barton Hill, with open views over surrounding countryside.

This much loved family home located in this peaceful position in brief comprises; spacious hallway with feature internal window, open plan kitchen/dining area, utility room, sitting room with feature log burner, living room with French doors to garden. To the first floor are four double bedrooms, a small office room, guest cloakroom and newly renovated house bathroom.

Externally, the property is set back from the road with gated driveway parking for multiple vehicles. The property has an enclosed, mainly laid to lawn garden with plants and shrub borders and mature trees. To the rear of the property are landscaped raised vegetable and flower beds. To the south side of the property there is a private al fresco dining area, tiled outdoor fireplace with reclaimed brick hearth for a chiminea and a raised brick laid area ideal for a pizza oven.

Situated approximately 11 miles north east of York, Barton Hill is a small hamlet located between the popular villages of Barton-le-Willows and Whitwell, just off the A64 road giving easy access to the market town of Malton and the East coast beyond.

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

Wood flooring, stairs to first floor landing, radiator, power points.

KITCHEN/DINING AREA

12'11" x 36'5" (3.95 x 11.10)

Wood flooring, underfloor heating, recently installed contemporary shaker style kitchen with tall and base units, Quartz worktops with overhang breakfast bar, double Belfast sink and Bridge Tap, integrated bins, integrated dishwasher, integrated full height fridge, integrated full height freezer, double pantry, two electric single ovens, induction hob, extractor hood, radiator, power points, French Doors to both sides, windows to rear.

UTILITY

Space for washing machine, space for tumble dryer, power, lighting, storage.

SITTING ROOM

12'10" x 16'10" (3.93 x 5.15)

Windows to front aspect, wood flooring, power points, log burner, oak mantle.

LIVING ROOM/PLAY ROOM

16'3" x 12'0" (4.96 x 3.67)

French doors to side aspect, window to front aspect, power points, radiator.

FIRST FLOOR LANDING

Power points, radiator, loft access (part boarded, ladder)

BEDROOM ONE

12'11" x 16'11" (3.95 x 5.17)

Linen cupboard, windows to front and side aspect, power points, radiator

BEDROOM TWO

12'10" x 12'0" (3.92 x 3.67)

Windows to front and side aspect, power points, radiator

BEDROOM THREE

13'0" x 11'11" (3.98 x 3.65)

Windows to rear and side aspect, power points, radiator

BEDROOM FOUR

13'1" x 12'7" (4.00 x 3.84)

Window to rear and side aspect, power points, radiator

OFFICE

Window to front aspect, power points

HOUSE BATHROOM

Window to rear aspect, feature panelled walls, wall lights, heated towel rail, extractor fan, wash hand basin with vanity unit, rolltop bath, walk in shower, low flush WC.

CLOAKROOM

Window to rear aspect, wash hand basin with pedestal, low flush WC

PARKING

As the owner of Hilltop the driveway belongs to you and there is gravelled parking for multiple vehicles.

Access for the farmer to his field behind.

GARDEN

Large garden with mainly laid lawn, patio area, shed, and mature trees. To the rear of the property is a new external boiler, raised beds and raised borders. Recently installed gates and fencing secures the sides of the property with a family BBQ area to the side.

COUNCIL TAX BAND E

SERVICES

Oil heating, septic tank

ADDITIONAL INFORMATION

Electrics- complete rewire 2018

Kitchen- installed 2019

Windows- all replaced between 2018 & 2020 all with a 10 year warranty

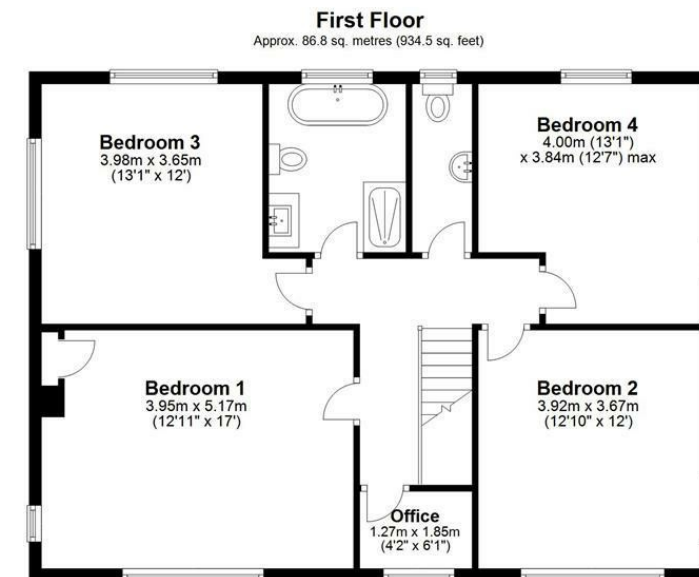
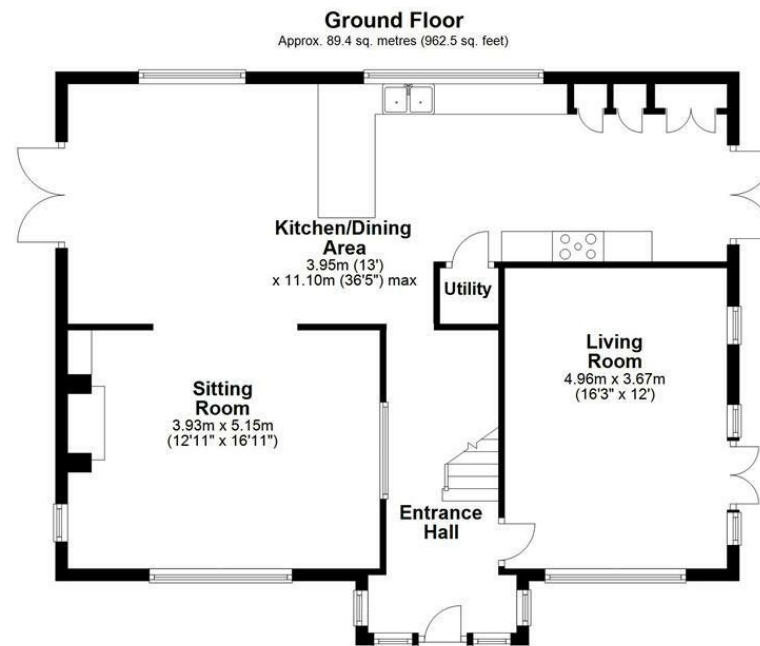
Septic tank- last emptied Sep 23, full CCTV survey of drainage and soakaway when it was emptied in 2018

Boiler- installed 2019, serviced February 2023, next service scheduled

Log burner- installed Nov 2019

Gutters- replaced 2019

Internal structural works completed 2019, and external landscaping completed 2021.



Total area: approx. 176.2 sq. metres (1897.0 sq. feet)
Hilltop, Barton Hill