

**September Cottage, Sheepwalk Lane, Malton,
, YO17 8TA
Offers in excess of £200,000**

CALLING ALL BUYERS LOOKING FOR A RENOVATION PROJECT

September Cottage is a three bedroom detached house, in need of modernisation. This home offers plenty of potential and in brief comprises; kitchen, guest cloakroom, two reception rooms/dining room. To the first floor are three bedrooms and house bathroom. Outside, the property has a large rear garden. Offered with no onward chain.

West Lutton lies in the beautiful rolling countryside of the Wolds approximately 12 miles from Malton and some 10 miles from Driffield. There are good local facilities available in both towns and in Malton there is a railway station with regular connections to the East Coast and the City of York. In the village itself there is a primary school and pub.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	100
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	16
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.

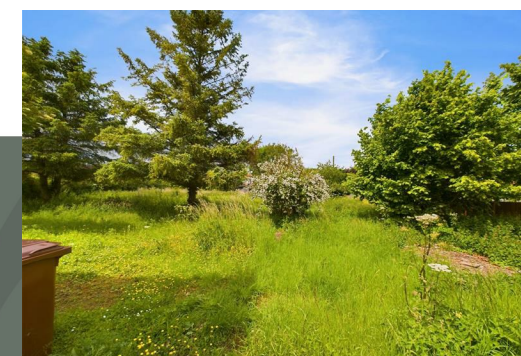
Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



01653 916 600 | enquiries@willowgreenestateagents.co.uk

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

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



ENTRANCE HALLWAY
 KITCHEN
 PANTRY
 W/C
 DINING ROOM
 SITTING ROOM
 FIRST FLOOR LANDING
 BEDROOM ONE
 BEDROOM TWO
 BEDROOM THREE
 BATHROOM
 OUTSIDE
 SERVICES
 COUNCIL TAX BAND D

