

Peter  
**illingworth**  
ESTATE AGENTS

**2, Mill Cottages, Marton. Sinnington,  
York, YO62 6RQ  
Price Guide £230,000**

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A two bedroom, mid-terraced cottage, located in the much sought after North Yorkshire rural village of Marton.

The property is in the cottage style with feature beamed ceilings to the ground floor, offering cosy accommodation. The ground floor comprises: Open entrance porch, sitting room, fitted kitchen/dining area. First Floor: Landing, two bedrooms, house bathroom with separate shower. Electric heating and double glazed.

Externally small garden area to the front, part enclosed by picket fencing. Enclosed rear lawned garden, plus a further more substantial garden area, located behind the garage and car standing area to the rear.

To the rear of the property there is a shared car turning area, which provides access to the garage, car standing area and rear gardens.

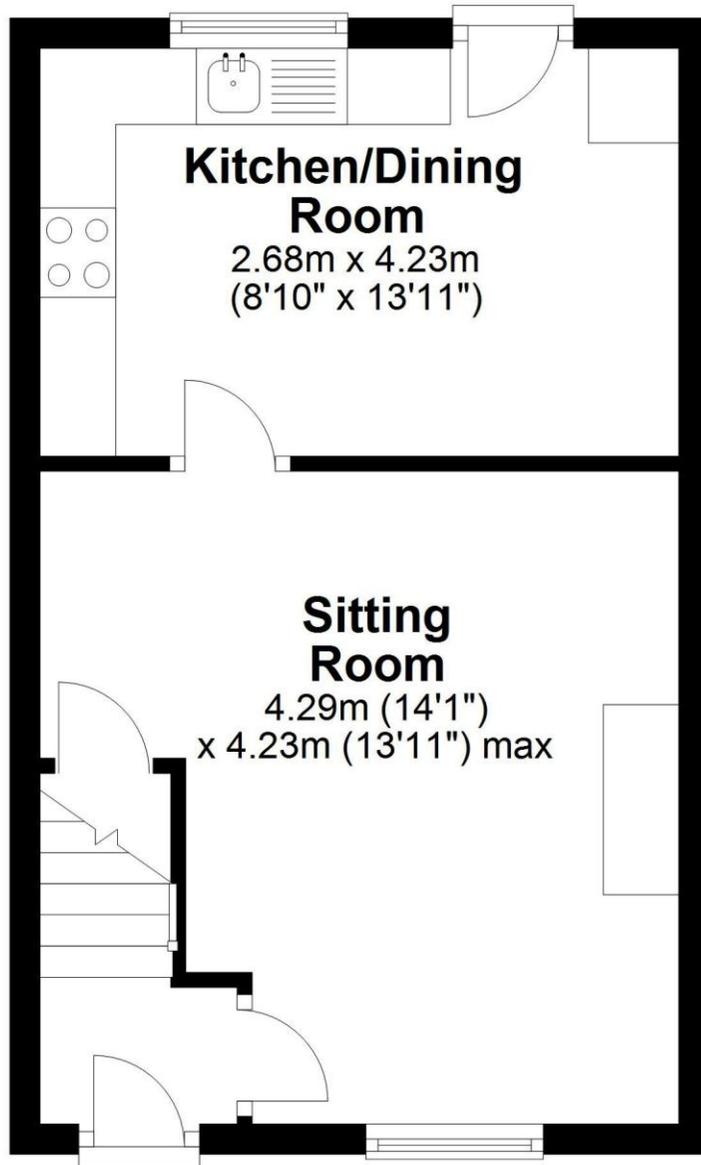
The property falls within the catchment area of Sinnington Primary School that currently has an Ofsted rating of good.

The ancient market towns of Kirkbymoorside, Pickering and Malton are a short drive away. The renowned North York Moors and the Great Dalby Forest are close by, with the ancient city of York and the coastal resorts of Scarborough, Whitby and Filey being easily commutable.



## Ground Floor

Approx. 29.9 sq. metres (321.9 sq. feet)



## First Floor

Approx. 29.9 sq. metres (321.9 sq. feet)



Total area: approx. 59.8 sq. metres (643.8 sq. feet)

**2 Mill Cottages, Marton**





**Tenure:** We understand the property to be freehold. Freehold vacant possession will be given on completion.

**Services:** Electric heating, mains electricity and drainage via a private treatment centre.

**Property Tax:** Band B

**Energy performance certificate:** Band D

**What3Words** ///prepared.recitals.mice

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**Need advice on buying through another agent?**

Contact Peter Illingworth on 01751 431107 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.

**Viewing:**

Strictly by appointment through the Agents Kirkbymoorside Office,  
16 Market Place, Kirkbymoorside, York.  
Tel: 01751 431107.



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