

Peter
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ESTATE AGENTS



Stoneleigh, Hutton le Hole
York, YO62 6UA
Price Guide £350,000

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Delightfully situated in the heart of the highly sought after North York Moors National Park village of Hutton le Hole; overlooking the village stream can be found this cherished two bedroom Yorkshire Cottage, with gardens, garage and a useful outbuilding.

The cottage is currently let as a furnished holiday cottage and is full of character including traditional internal doors and sliding sash windows; oil fired central heating. Accommodation briefly comprises:
Ground Floor: Front entrance porch, open plan sitting room/dining area with wood burning stove, window seat and double doors to garden, kitchen, inner hall, house shower room.
First Floor: Landing and two bedrooms.

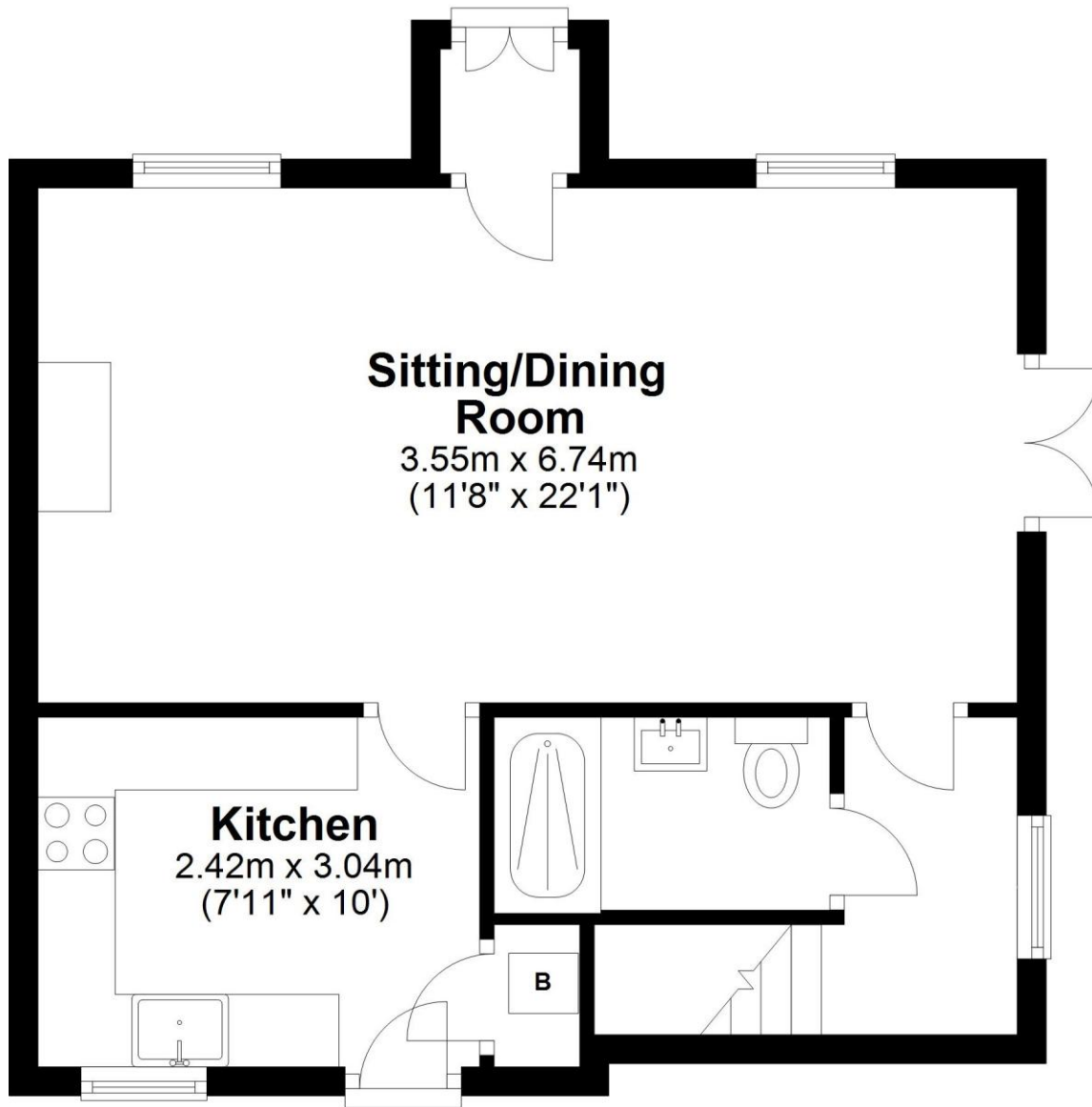
Externally: Lawned garden to front and side with well stocked beds, patio and separate gravelled sitting out area.

The village has a highly regarded pub The Crown Inn with restaurant and is ideally located to enjoy the outstanding North York Moors National Park with the Great Dalby Forest located close by. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



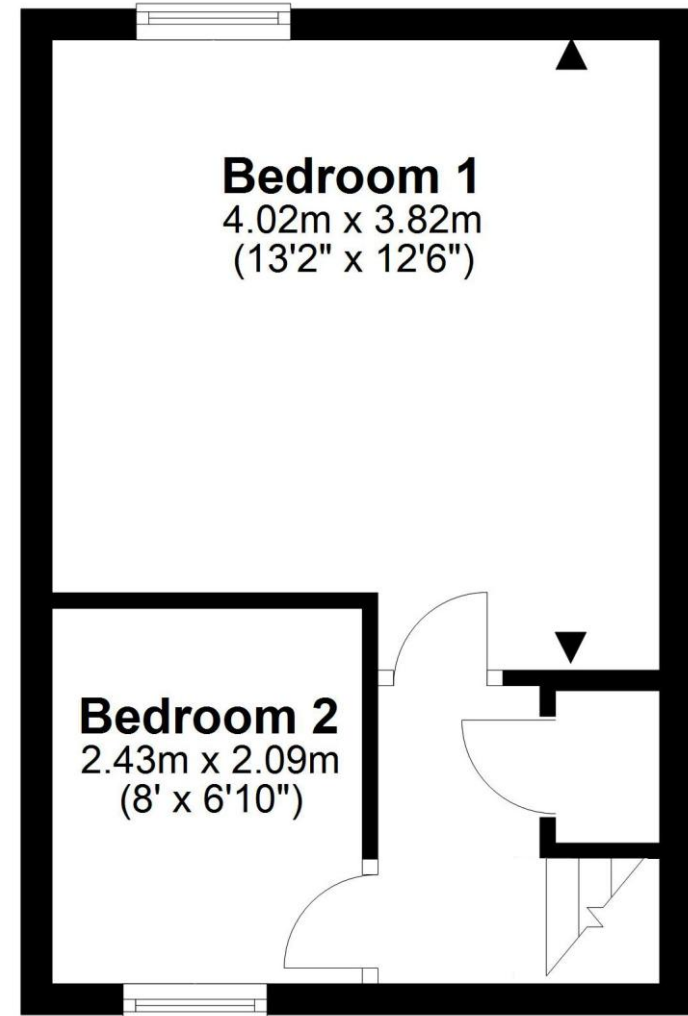
Ground Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



First Floor

Approx. 23.6 sq. metres (253.6 sq. feet)



Total area: approx. 64.3 sq. metres (691.8 sq. feet)

Stoneleigh, Hutton le Hole





Tenure: We understand the property to be freehold.
Vacant possession will be given on completion.

Services: Mains water, drainage and electricity are laid on.
Oil fired central heating.

Energy Performance Certificate: Band D

Property Tax: Band D

Photography: By Peter Illingworth

Location: what3words///baked.manicured.flippers

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Viewing:

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



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