



**Mill Cottage, Marton
Sinnington, York, YO62 6RQ
Price to Guide £245,000**

Nestling on the outskirts of this popular North Yorkshire village can be found this delightful two bedroomed cottage, with beamed ceilings and country views to the south. Mill Cottage has a well stocked garden with lawn and patio making this into a real lifestyle residence. Off street parking for two cars.

Accommodation briefly comprises:

Ground floor: Open entrance porch, dining room, fitted kitchen, inner hall, sitting room with stove, side entrance lobby/utility, house bathroom.

First Floor: Landing, bedroom 1 and bedroom 2 with en-suite wc.

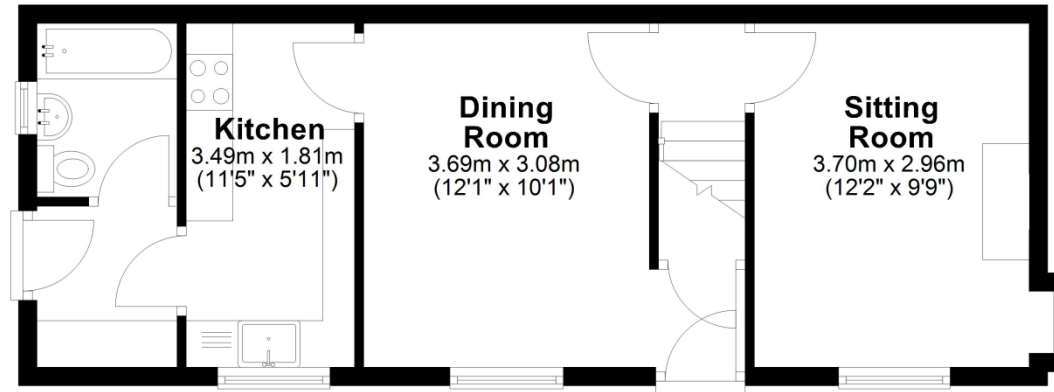
To the western boundary of the property there is a small part enclosed yard with shed and log store. To the eastern boundary there is a small enclosed area suitable for bin storage etc.

The village of Marton is located on the Kirkbymoorside to Malton road. It is a popular rural village and is ideally located to enjoy the North York Moors National Park as well as the Great Dalby Forest. The local ancient market towns of Kirkbymoorside, Helmsley, Pickering and Malton provide a good range of amenities. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



Ground Floor

Approx. 39.7 sq. metres (427.6 sq. feet)

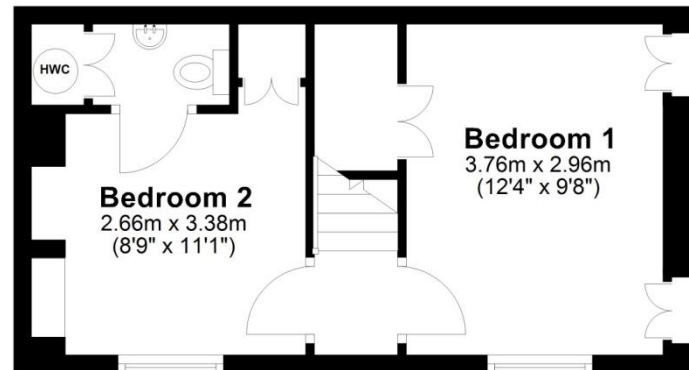


Total area: approx. 66.2 sq. metres (712.5 sq. feet)

Mill Cottage, Marton

First Floor

Approx. 26.5 sq. metres (284.9 sq. feet)



For information purposes, not to scale





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

Services: Mains water, electricity, septic tank drainage shared with neighbour. Electric radiators.

Note: It is apparent the property has an area of rising damp in the side lobby which prospective purchasers should be aware of.

Property Tax: Band C

Energy Performance Rating: Band F

Photography: By Peter Illingworth

Location: what3words:///solutions.boomed.marriage

Mobile Coverage: EE, Vodafone, Three and O2

Satellite: BT and Sky

Broadband: Basic 1 Mbps, Superfast 69 Mbps

Flood Risk: Very low

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

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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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