



Ivy Cottage | Little Barugh, Malton, YO17 6UY

Ivy Cottage is situated in the quiet village of Little Barugh offering well planned accommodation over two floors together with gardens. The cottage which has been improved over the years provides accommodation comprising entrance, sitting room, dining kitchen and conservatory on the ground floor and two bedrooms and shower room on the first floor.

Externally there is a small garden area to the front with further garden to the rear with two brick outbuildings and further shed. Little Barugh lies approximately equi-distance from the market towns of Pickering, Kirkbymoorside and Malton where a good range of local amenities and recreational facilities can be found.



Guide Price £172,500

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Entrance Door leading to Lobby

With tiled flooring, staircase to first floor landing.

Sitting Room

10'7" x 10'4" (3.23m x 3.15m)

With wall mounted electric heater, attractive feature fireplace having brick surround and hearth with wooden mantle over and dog grate; picture rail, exposed timbers to ceiling, laminate flooring. Double glazed bay window to front elevation.

Conservatory

13'2" x 7'5" (4.01m x 2.26m)

With plumbing for automatic washing machine, space for tumble dryer, roll edge work surface, Space for full height fridge/freezer.

Double glazed french doors open onto the rear garden with further double glazed windows.

Dining Kitchen

13'8" x 7'7" (4.17m x 2.31m)

Comprising stainless steel 1.5 bowl drainer sink unit set within roll edge work surfaces, range of wall and floor units incorporating drawer compartments, tiled splash backs, exposed brick wall, built in eye level oven, built in four ring hob with extractor canopy over; built in dishwasher, part wood panelling to walls. Understairs storage cupboard, central heating radiator, double glazed window to the rear elevation, laminate flooring. Stable door to conservatory.

Landing

Access to roof space.



Bedroom One

10'6" x 10'4" (3.20m x 3.15m)

Double glazed window to the front elevation, central heating radiator, built in cupboard providing essential hanging space. Exposed timber to ceiling.

Bedroom Two

6'11" x 7'7" (2.11m x 2.31m)

Double glazed window to the rear elevation, central heating radiator. Exposed timber to ceiling.

Shower Room

Shower cubicle with shower unit, pedestal wash hand basin, low flush w.c. Wall tiling, wood panelling to ceiling, double glazed window to the rear elevation with wooden window sill. Shaver point; extractor fan.

Outside

To the rear there is a decked area, pathway and laid lawn with raised beds.

Two brick built outbuildings 3'3" x 6'1" and 6'5" x 6'1". Garden shed.

Services

Solid fuel back boiler from the sitting room fire.

Mains water and electricity.

Shared septic tank.

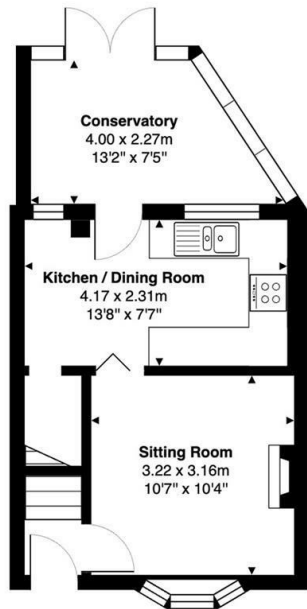
Note:

Shared access between the four cottages to the rear of the cottages.



Ivy Cottage | Malton

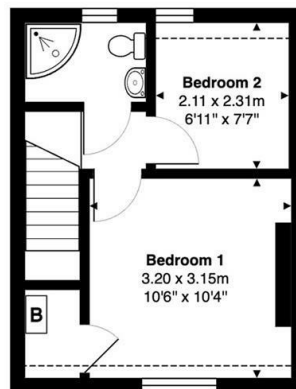
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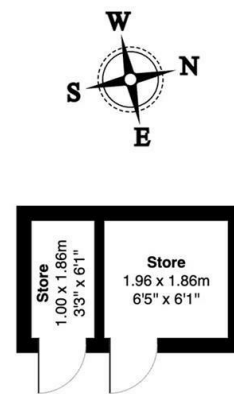
Ground Floor
Gross Internal Area: 32.7 m² ... 352 ft²

Gross Internal Area: 56.4 m² ... 607 ft² (excluding stores)

All measurements are approximated for display purposes only and should be independently verified
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First Floor
Gross Internal Area: 23.7 m² ... 255 ft²



Stores
Gross Internal Area: 5.8 m² ... 62 ft²



VIEWING

Strictly By Appointment with the agents.

COUNCIL TAX BAND

A

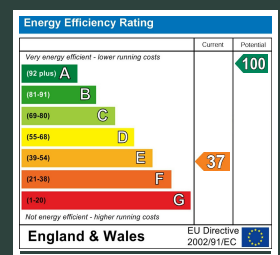
ENERGY PERFORMANCE RATING

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