

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747



HERON COTTAGE BRAWBY, MALTON, YO17 6PY

A beautifully presented two bedroom cottage with an enclosed garden and off street parking

Entrance Hall

Two Bedrooms

Electric Heating

Sitting Room

Bathroom

Enclosed Garden

Dining Kitchen

uPVC Double Glazing

Parking

PRICE GUIDE £220,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

Heron Cottage is an attractive two bedroom property built in traditional style, situated in the peaceful village of Brawby. Arranged over two floors the property has been tastefully improved over the years offering well presented accommodation. On the ground floor there is a well equipped dining kitchen which overlooks the rear garden and a sitting room with multi fuel stove. On the first floor there are two bedrooms served by a house bathroom suite.

Outside there is a lovely south-east facing garden to the rear which has been designed for low maintenance. The garden backs onto open fields and benefits from a useful timber shed. To the front there is parking space for 2 vehicles.

The village of Brawby lies in open countryside between the market towns of Kirkbymoorside and Malton where there are good facilities and amenities and easy access to the A64. There is a railway station at Malton with regular connections to both the east coast and the City of York from where London can be reached in under 2 hours. Brawby is close to the lovely countryside of the Howardian Hills to the south and the North York Moors to the north and within an hour drive of the coast.

General Information

Services: Mains water and electricity. Electric Heating. Connection to mains drainage.

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

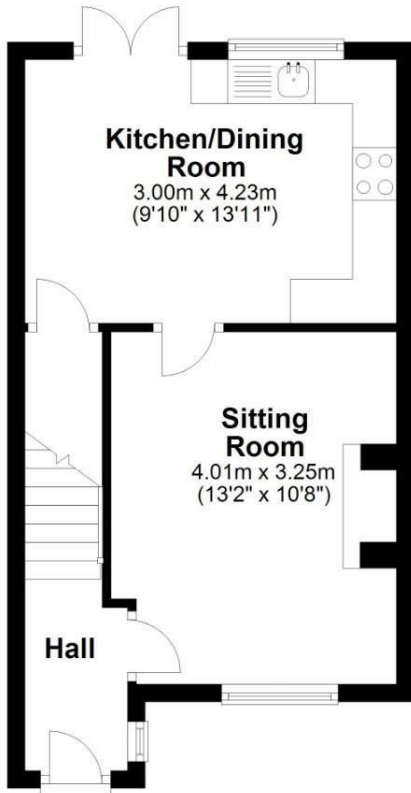
Council Tax: Band B



Accommodation

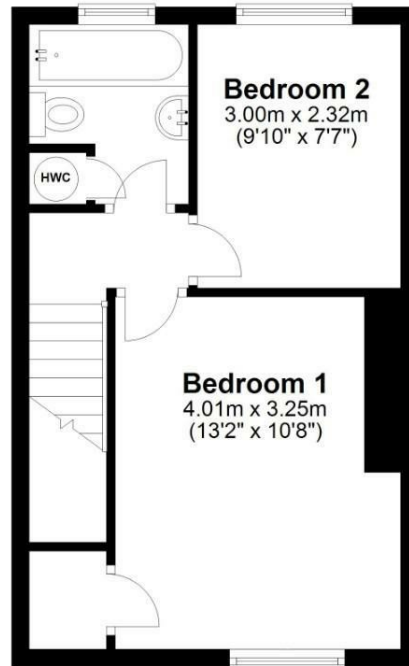
Ground Floor

Approx. 31.2 sq. metres (336.1 sq. feet)



First Floor

Approx. 30.1 sq. metres (323.7 sq. feet)



Total area: approx. 61.3 sq. metres (659.8 sq. feet)

Heron Cottage, Brawby

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 87 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 43 | |
| 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 | |



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

Rounthwaite **R&W** Woodhead