

Rounthwaite **R&W** Woodhead

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



IVY COTTAGE LITTLE BARUGH, MALTON, YO17 6UY

A charming Mid-Terrace Cottage in a rural location

Entrance Hall

2 Bedrooms

Front Garden

Living Room

Shower Room

Rear Garden

Kitchen

Double Glazing

Outhouses

Conservatory

Heating

EPC Rating F

PRICE GUIDE £172,500

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

Ivy Cottage is a charming 2 bedroom mid-terrace cottage situated in the small village of Little Barugh to the heart of the Vale of Pickering. The local towns of Malton, Pickering and Kirkbymoorside are all within a similar distance where a good range of amenities are available. On approaching from the east the village opens out to a large green, which is most attractive in appearance.

Ivy Cottage has been improved and provides attractive and tastefully equipped accommodation. The conservatory has been a useful addition providing space off the kitchen and a back boiler has been added for heating. There is a small garden to the front and a further garden to the rear with 3 useful outhouses.

General Information

Services: Mains water and electricity. Background solid fuel heating. Drainage to septic tank.

Tenure: The property is freehold and 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: We are informed that the property lies in Band A.

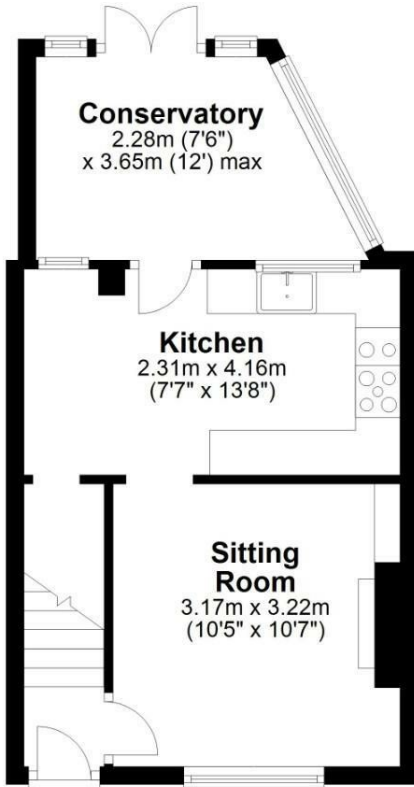
Note: There is a Right of Way giving rear access both in favour of and over the subject property.



Accommodation

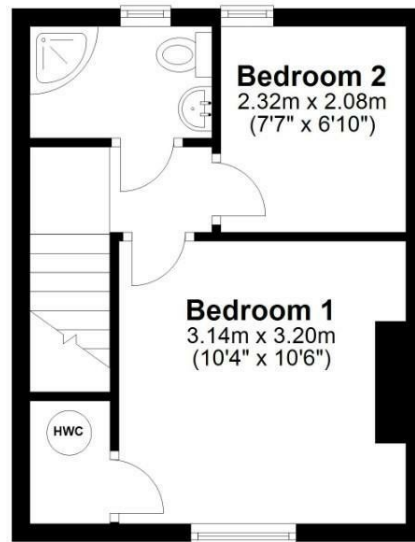
Ground Floor

Approx. 30.7 sq. metres (330.1 sq. feet)



First Floor

Approx. 23.5 sq. metres (253.3 sq. feet)



Total area: approx. 54.2 sq. metres (583.4 sq. feet)

Ivy Cottage, Little Barugh

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	100
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	37
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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	
England & Wales	EU Directive 2002/91/EC



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

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