

# Rounthwaite **R&W** Woodhead

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



## **NEWTON COTTAGE WINTRINGHAM, MALTON, YO17 8HX**

**A spacious two bedroom bungalow with garage, south facing garden and a lovely outlook**

**Entrance Hall**

**Utility**

**Garage**

**Kitchen**

**Two Bedrooms**

**Parking**

**Living Room**

**Shower Room**

**Lovely Garden**

**Conservatory**

**Cloakroom**

**No Onward Chain**

**GUIDE PRICE £325,000**

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

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## Description

Newton Cottage is a detached two bedroom bungalow with a lovely South facing garden to the rear. The property would benefit from some modernisation but is neatly presented and offers spacious accommodation that briefly comprises; a fitted kitchen with integrated cooker, a good sized sitting room overlooking the rear garden with open fire and adjoining conservatory, two double bedrooms and a house bathroom with separate WC.

Outside to the front there is ample parking for several vehicles and a single garage. The rear garden is fully enclosed backing onto open countryside with a lovely outlook to the South.

The pretty Estate Village of Wintringham lies approximately a mile and a half south of the A64, which provides quick access to the coast, York and the motorway network. Malton is some 6 miles to the west and offers an excellent range of local shopping facilities together with amenities including the Railway Station with links to the Intercity service at York. The adjacent village of Rillington offers some local shopping facilities and has a Primary School. Wintringham has recently benefited from the construction of a splendid Community Hall situated to the northern end of the village.

## General Information

Services: Mains electricity, water and drainage are connected. Oil Fired central Heating.

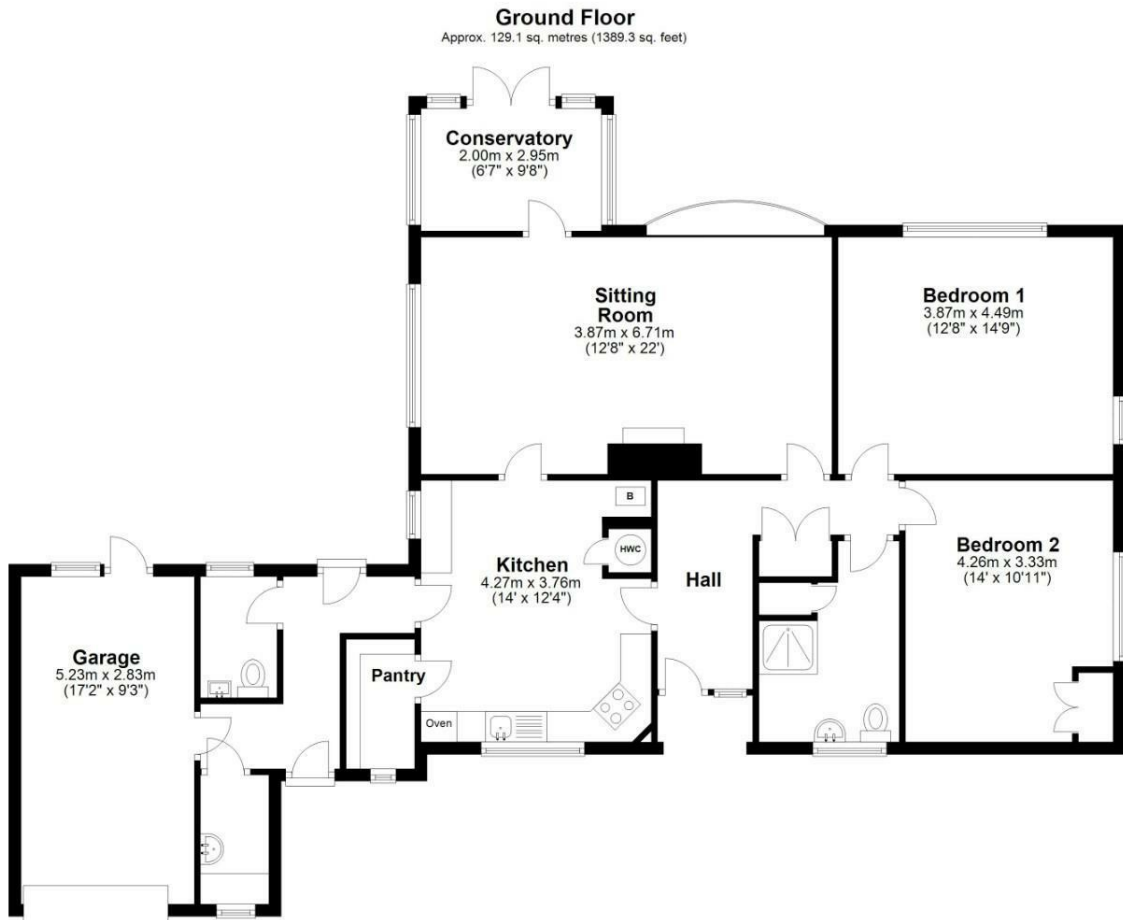
Council Tax: Band D.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



# Accommodation



Total area: approx. 129.1 sq. metres (1389.3 sq. feet)  
**Newton Cottage, Wintringham**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>99</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>51</b>	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

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