

# Rounthwaite **R&W** Woodhead

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



## **THE COTTAGE EAST END, SHERIFF HUTTON, YORK, YO60 6SX**

**A charming Two bedroom Cottage situated in a lovely position  
in this highly sought after village**

**Sitting Room**

**Bathroom**

**Enclosed Rear Garden**

**Breakfast Kitchen**

**Two Bedrooms**

**Brick Built Stores**

**Utility Room**

**Electric Heating**

**On Street Parking**

**PRICE GUIDE £265,000**

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

Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk) [www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

## Description

The Cottage is located down a quiet street in the popular and desirable village of Sheriff Hutton. The property is well presented throughout and retains a wealth of period features. To the front of the property is the sitting room with lovely beamed ceiling and flagstone flooring along with a wood burning stove, this leads through to a fitted kitchen with space for dining and beyond this is a useful separate utility room and the house bathroom. On the first floor there are two double bedrooms.

The rear garden is fully enclosed and has been designed for low maintenance with several useful brick outbuildings for storage.

Sheriff Hutton is a charming and desirable village about 10 miles North of York City centre to the edge of the stunning Howardian Hills and just a short drive to Castle Howard. The village has a wealth of amenities including 2 Public Houses, a popular deli/cafe, a post office and a highly regarded Primary School. The 14th Century Castle ruins are also of particular appeal.

## General Information

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

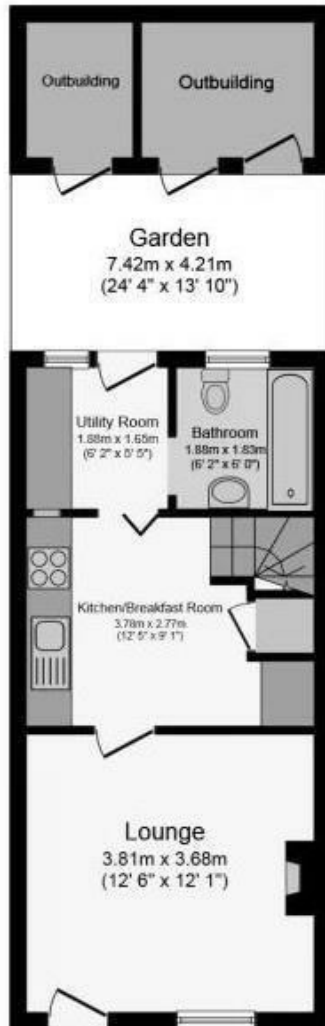
Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

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

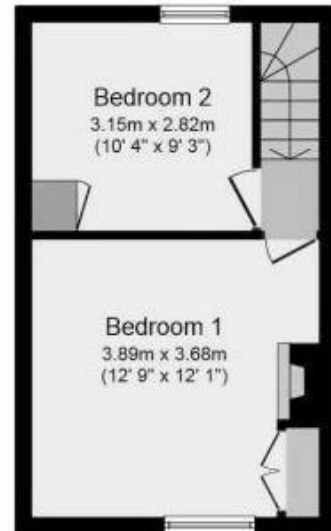
Council Tax: Band B.



# Accommodation



Ground Floor



First Floor

Total floor area 64.4 sq. m. (693 sq. ft.) approx

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	
(21-38) F	22
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

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