

# 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
  - A wealth of period features
- Enclosed garden with Two Brick Outbuildings
- Highly popular village location
  - Two double bedrooms

**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.

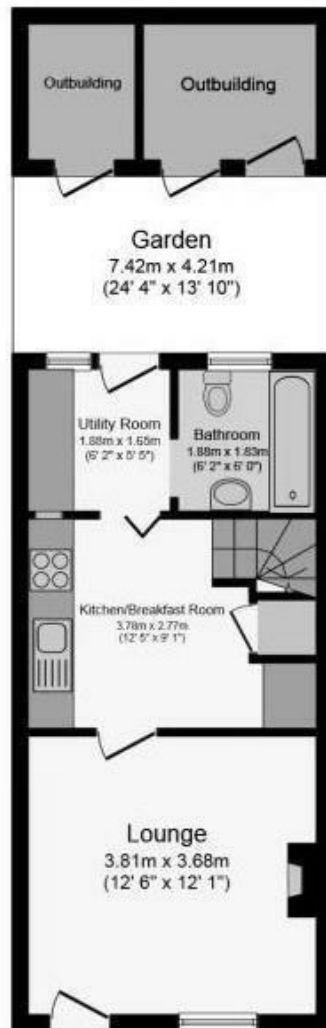
The rear garden is fully enclosed and has been designed for low maintenance with several useful brick outbuildings for storage.

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.

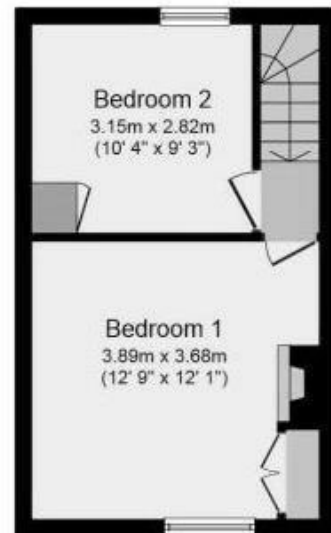
## General Information



## Accommodation



**Ground Floor**



**First Floor**

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

Energy Efficiency Rating		
	Current	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		
(1-20) G	22	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	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		





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](http://www.rounthwaite-woodhead.com)

Rounthwaite **R&W** Woodhead