

# Rounthwaite **R&W** Woodhead

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

## 8 HALL FARM COTTAGES MAIN STREET, HOVINGHAM, YORK, YO62 4JS



- Wonderful two bedroom stone built cottage
- Available for sale on a shared ownership basis
- Lovely, well-connected village location
- Well presented and spacious accommodation
- Local occupancy restrictions

**GUIDE PRICE £210,000**

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

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## Description

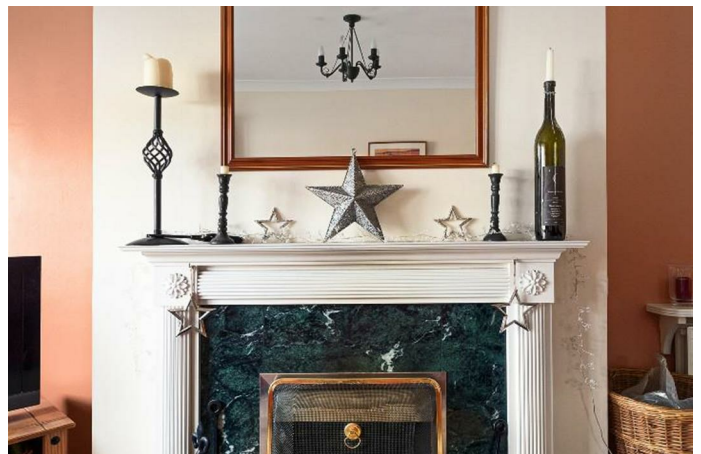
This wonderful two-bedroom property is offered for sale on a shared ownership basis with a 75% share currently available. The spacious stone-built property offers spacious, flexible accommodation and would make an ideal first home.

Hovingham is a wonderful village, set in the AONB of the Howardian Hills, well placed for access to Malton, York, Helmsley and the surrounding countryside. Although boasting all the benefits of a rural location, the village is well served with amenities including a village shop, doctors' surgery, Michelin Star restaurant and a much celebrated bakery.

Light and airy throughout, a spacious entrance hall leads to the large living room. To the rear is a dining room with French doors overlooking the garden with kitchen beyond which is fitted with a range of modern units and appliances. To the first floor are two double bedrooms one of which has a large walk-in wardrobe / storage room. The bathroom has been much improved by the current owner and boasts a modern four-piece suite with walk in shower and separate bath.

Set in a good-sized plot, the property also benefits from good sized, mature, and thoughtfully landscaped gardens and parking to the rear.

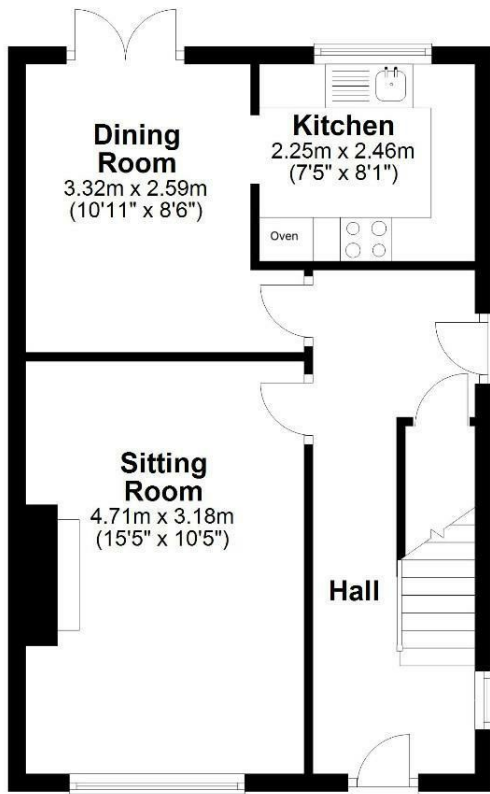
## General Information



# Accommodation

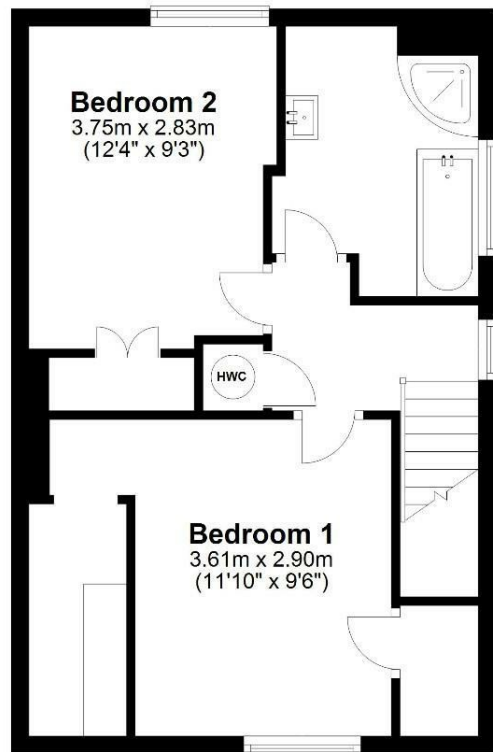
## Ground Floor

Approx. 41.6 sq. metres (447.3 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.4 sq. feet)



Total area: approx. 84.1 sq. metres (905.7 sq. feet)  
**8 Hall Farm Cottage, Hovingham**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <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		
England & Wales		EU Directive 2002/91/EC



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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