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
 - Lovely, well-connected village location
 - Local occupancy restrictions
- Available for sale on a shared ownership basis
- Well presented and spacious accommodation

GUIDE PRICE £210,000

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

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

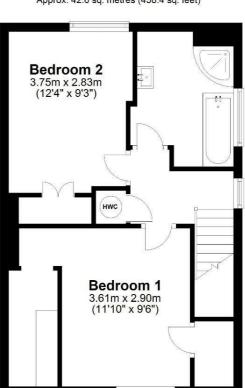
Ground Floor
Approx. 41.6 sq. metres (447.3 sq. feet)

Dining
Room
3.32m x 2.59m
(10'11" x 8'6")

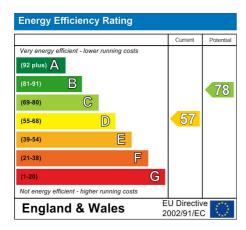
Sitting
Room
4.71m x 3.18m
(15'5" x 10'5")

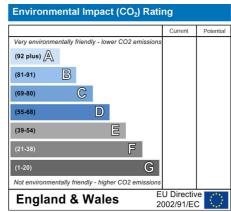
Hall

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

















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