

Rounthwaite **R&W** Woodhead

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

BOGGITS COTTAGE, PARK STREET, HOVINGHAM, YORK, YO62 4JZ



- Attractive Grade II Listed property
- Three Bedrooms
- Huge scope for modernisation and improvement
- Wonderful village location

PRICE GUIDE £350,000

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

Boggits Cottage is an attractive, stone-built semi-detached property set in the ever-popular village of Hovingham. Offering huge scope to make improvements to suit the next owners, the accommodation includes two reception rooms and kitchen overlooking the gardens to the ground floor. To the first floor, a substantial landing leads to three-bedrooms, house bathroom and separate WC.

Nestled in a good-sized plot, there is an enclosed garden to the rear which offers a real sense of privacy and off-street parking for two vehicles.

Hovingham is well placed for access to Helmsley, Malton as well as boasting a range of much celebrated local amenities including public houses, a restaurant, bakery, and village shop. Further benefits of such a well-connected rural community include the GP surgery in the village, regular buses to Malton and a popular monthly Farmers Market.

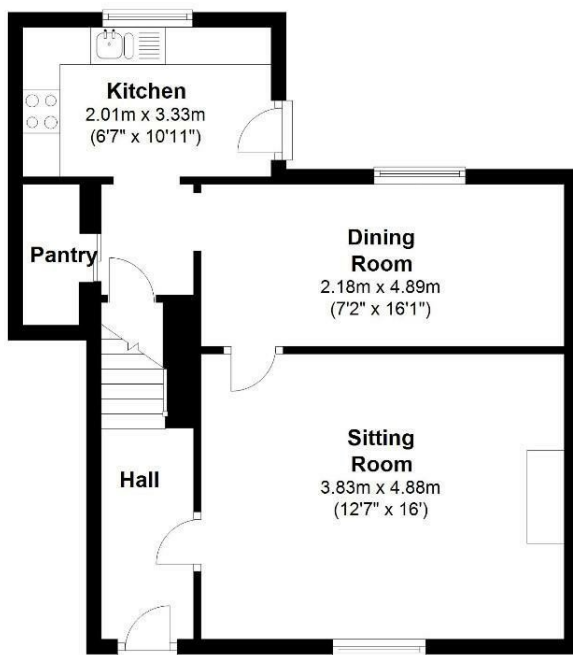
General Information



Accommodation

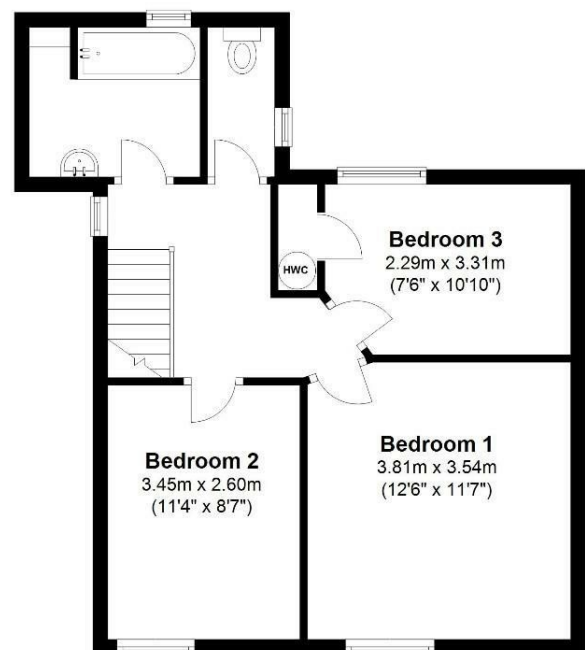
Ground Floor

Approx. 47.0 sq. metres (505.5 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.3 sq. feet)



Total area: approx. 91.8 sq. metres (987.8 sq. feet)

Boggits Cottage, Hovingham

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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