

Rounthwaite R&W Woodhead

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



SWALLOWS COTTAGE HIGH STREET, HOVINGHAM, YORK, YO62 4LA

£1,200

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 deceptively spacious two-bedroom property is set in the centre of the ever-popular village of Hovingham. Close to Malton, Helmsley and well placed for road links to York and beyond, the location is well connected and just a short stroll from the varied amenities the village has to offer.

Offered to let on an un-furnished basis, the accommodation includes flexible reception space and a spacious kitchen to the ground floor and two good sized bedrooms and house bathroom to the floor above.

Externally is an enclosed, landscaped garden and brick-built garden room in addition to several useful stores.

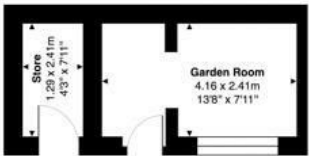
Available now.

General Information



Accommodation

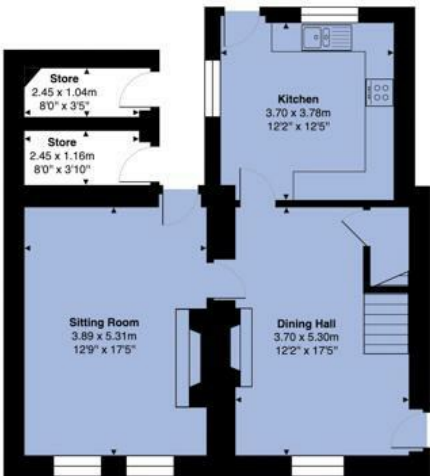
Swallows Cottage, High Street, Hovingham, YO62 4LA



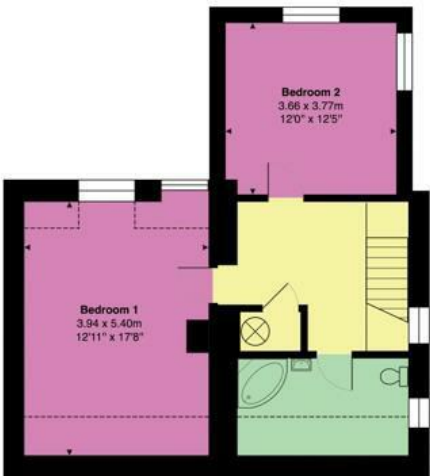
Gross Internal Areas

Main House: 117.4m² ... 1,264ft²
Outbuildings: 20.8m² ... 224ft²
Total: 138.2m² ... 1,488ft²

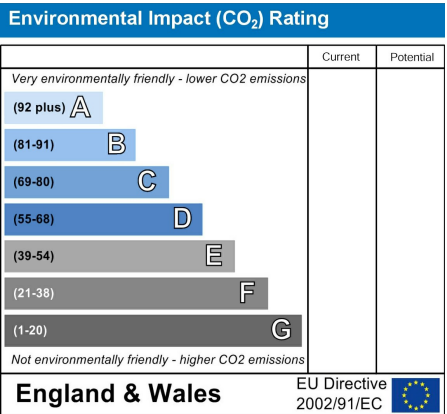
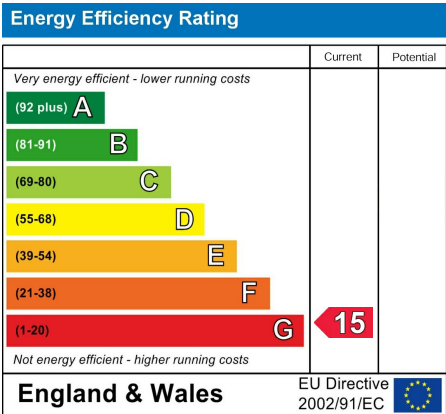
All measurements are approximated for display purposes only and should be independently verified
Copyright © 2024 Matt Hillier Photographer
www.matthillier.co.uk



Ground Floor (excluding Stores)
Gross Internal Area: 58.7 m² ... 632 ft²



First Floor
Gross Internal Area: 58.7 m² ... 632 ft²





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

Rounthwaite **R&W** Woodhead