

Rounthwaite R&W Woodhead

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

DANBY HOUSE HIGH STREET, HAROME, YORK, YO62 5JE



- A three bedroom detached village house
 - Lovely village location
 - Useful outbuildings
- In need of refurbishment/modernisation
 - Near to MYM's National Park
 - Westerly facing garden

PRICE GUIDE £395,000

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

Email: malton@rounthwaite-woodhead.co.uk

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Description

Danby House is situated in the lovely village of Harome and overlooks the grade II Listed Church of St Saviour. The property is of stone and pantile construction and requires a full scheme of modernization. With thoughtful alterations the property offers an excellent opportunity to create a most desirable home.

The accommodation currently comprises entrance hall, living room, sitting room, breakfast kitchen, rear porch. First floor 3 bedrooms and bathroom.

There will be provision for vehicle access to the side of the property (where there is to be an exclusive new development replacing redundant buildings). The garden is west facing and there is useful range of domestic outbuildings.

Harome is situated south of the main A170 Thirsk to Scarborough road, on the southern fringe of the North York Moors National Park. It is a most sought-after village situated just two miles south east of the thriving market town of Helmsley. There are two pubs in the village, The Pheasant plus the Michelin acclaimed Star Inn. The village itself is surrounded by open countryside, flanked by the Howardian Hills yet is just a short drive to the amenities found in Helmsley and Kirkbymoorside. The road links of the A170 and A19 offer excellent access to the city of York, the north and east coast.

General Information



Accommodation

Ground Floor

Approx. 64.8 sq. metres (697.5 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.4 sq. feet)



Total area: approx. 122.9 sq. metres (1322.9 sq. feet)

Danby House, Harome

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		
		65
	26	
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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