



**Mole Cottage, 2 The Square, Sheriff Hutton, York, YO60 6QX**

- A stunning period cottage in the heart of Sheriff Hutton • Living room with an attractive bay window & a log burner • Kitchen/diner with various appliances, space for a dining table & an attractive exposed brick fireplace • Double doors from the dining area out to the rear garden. Separate pantry/utility area • Large double bedroom with fitted storage. Second bedroom that could be used as a nursery/home office • Family bathroom • Master bedroom to the top floor with exposed timber beams & storage • Rear garden with a shed, patio, pergola & lawn • Part enclosed front garden with two raised beds • EPC = E

## Asking Price £299,950

Mole Cottage is a stunning period property located in the heart of Sheriff Hutton, only ten miles from the centre of York. If you are looking for your first home or want to downsize and desire a house that boasts an abundance of character and charm, then look no further as this lovely property provides just that. It is not very often that houses within this particular location come to the market, so a viewing is highly advised to fully appreciate everything that it has to offer.

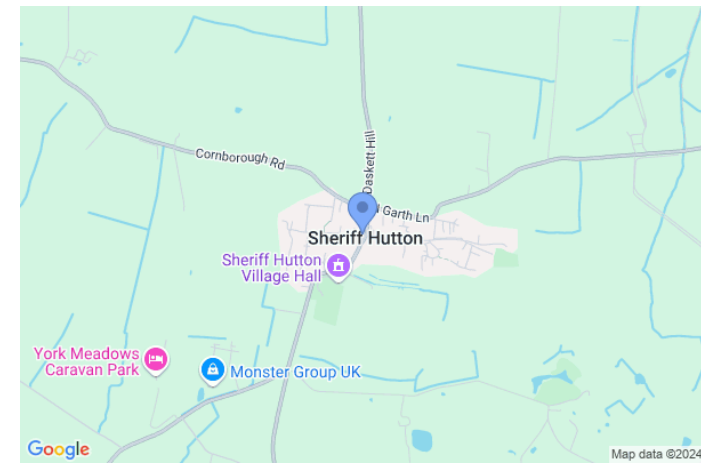
On entering you find yourself in a hallway with stairs leading to the first floor and a door on the left that gives access to the living room. The living room has a bay window that allows an abundance of natural light to enter, whilst a log burner with a slate hearth can be found at the centre of the room, the perfect addition, especially in the colder winter months. Recessed shelves can be found to either side of the fire, whilst a good size understairs storage cupboard completes this room.

The kitchen/diner has been fitted with a solid wood worktop that incorporates a Belfast sink, various storage cupboards, a dishwasher and a Rangemaster cooker with five ring gas hob over. There is a lovely exposed brick fireplace with recessed storage to either side and space for a good sized formal dining table with chairs. Double doors give access to outside decking area whilst a utility/pantry can be found just off the kitchen which has been fitted with shelves, has space for white goods and a solid wood worktop.

To the first floor there are two bedrooms, the bigger of the two has a feature recess at the centre of the room with fitted wardrobes to either side. There is a hidden cupboard in the back corner which provides additional storage. The second bedroom has been used as an office by the current vendors, although this could be used as a nurse, if so desired. The bathroom is located between the two bedrooms and comprises bath with rainfall shower head over, low level w/c, mirrored vanity unit, pedestal hand basin and chrome heated towel rail.

Moving up to the second floor you will find the master bedroom which is not only a good size but benefits from exposed timber beams, built in storage and an attractive vaulted ceiling.

Externally you will find timber decking in one corner and a brick wall with stairs to the side that lead to the raised lawn. The borders of the lawn have been planted with a variety of mature shrubs, trees and flowers. A second set of steps lead to a patio seating area which has a pergola over and space for garden furniture, perfect for enjoying the sun in the summer months. There is a timber garden shed and a gate which gives access to a road at the rear. The front garden has two raised planters, a paved path and a mature hedge to two sides.

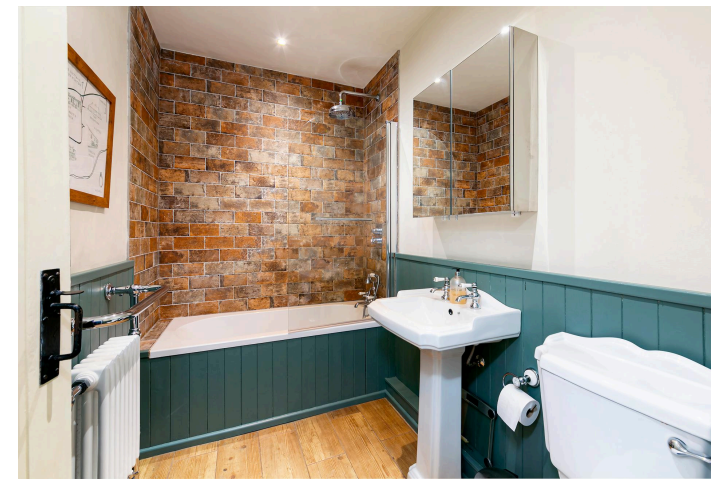




**A STUNNING PERIOD COTTAGE OOZING CHARACTER & CHARM**



**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<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, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority Ryedale District Council

Services Mains water, electric & drainage. Oil fired central heating.



Address:  
Reference: 2074



rmenglish.co.uk

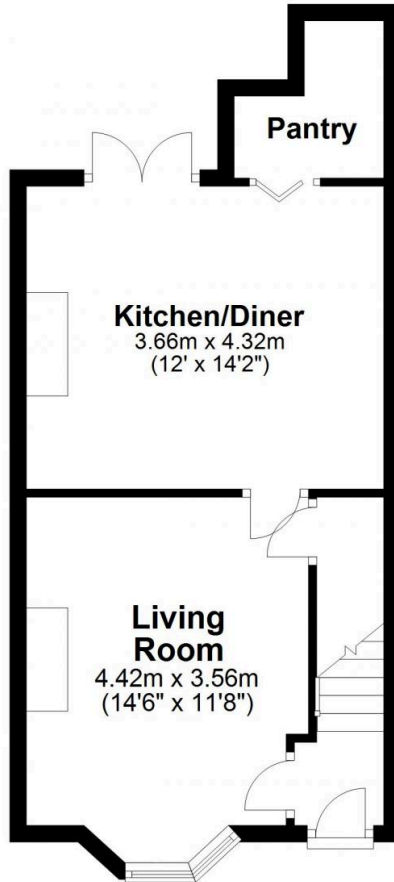


Offices in **York, Pocklington and Market Weighton**

**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**

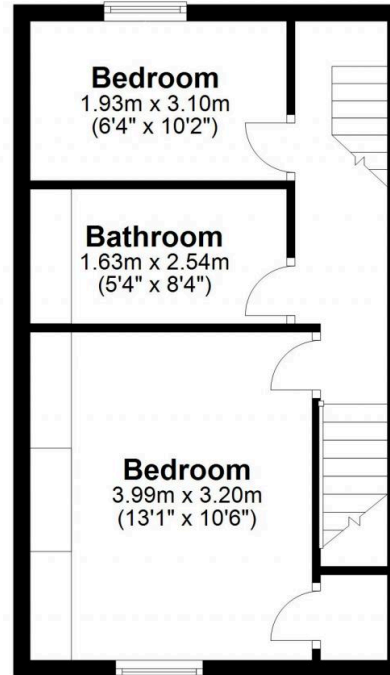
### Ground Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



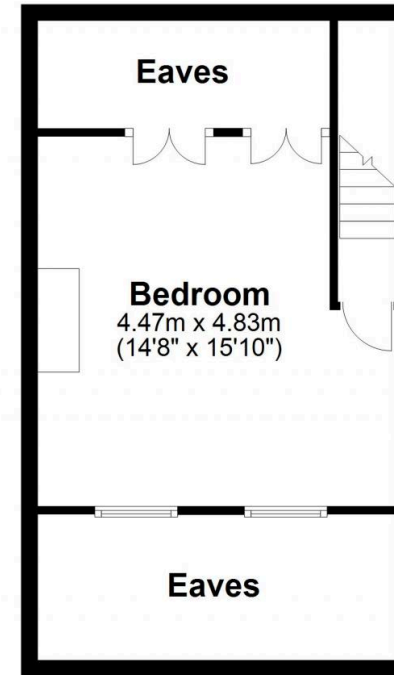
### First Floor

Approx. 32.5 sq. metres (349.5 sq. feet)



### Second Floor

Approx. 33.4 sq. metres (359.4 sq. feet)



**Total area: approx. 102.7 sq. metres (1104.9 sq. feet)**

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled.  
Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.  
Plan made with PlanUp  
Plan produced using PlanUp.

#### Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.