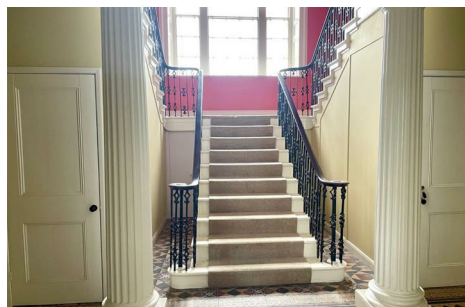


# Rounthwaite **R&W** Woodhead

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

## 5 HUTTON HALL FLATS HIGH HUTTON, YO60 7HW



- Spacious two bedroom apartment
  - First floor with open views
  - Garage and parking
- Additional smaller room / study
  - Large reception rooms
  - Unfurnished

**£1,000 PER MONTH**

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

Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk) [www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

## Description

This large apartment occupies a wonderful position on the first floor of Hutton Hall, nestled in the village of Huttons Ambo and boasting wonderful open views over parkland.

Approximately three miles from Malton and well placed for access to road links to York and beyond, this is an ideal location which is both tranquil and well connected.


Many of the well-proportioned rooms still retain much of their original charm and character with original features and offer a flexible layout. The principal reception room is large enough for seating and dining areas in addition to a dining room or study which can be accessed from the kitchen. There are two good sized double bedrooms and a third smaller room along with a house bathroom (with Shower to be fitted).


Tenants have access communal gardens, a garage and parking.

## General Information



# Accommodation

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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