



27 St. Hildas Street, Sherburn, Malton, YO17 8PG

Guide Price £157,000

- CHARMING MID TERRACED COTTAGE
- TWO DOUBLE BEDROOMS
- CALOR GAS CENTRAL HEATING
- UTILITY ROOM
- OPEN FIRE IN LIVING ROOM
- SOUGHT AFTER VILLAGE LOCATION
- OUT BUILDINGS
- CLOSE TO LOCAL AMENITIES
- PRIVATE LAWNED REAR GARDEN

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ANDREW COWEN ESTATE AGENTS are proud to present to the market this **CHARMING TWO BEDROOM MID TERRACED COTTAGE** neutrally decorated throughout, situated in the **PICTURESQUE VILLAGE OF SHERBURN**, with **CALOR GAS CENTRAL HEATING, OPEN FIRE TO THE LOUNGE** and **GARAGE TO THE REAR**. This property would suit a **HOST OF BUYERS**, including **INVESTORS** and **FIRST TIME BUYERS ALIKE**.



Council Tax Band: B



Internally, the property comprises, entrance hallway, a living room with open fire, great for those cosy winter evenings, a separate dining room and a fitted kitchen with a range of wall and base units and a utility area. To the first floor there are two good sized double bedrooms and a three-piece family bathroom. Externally, the property benefits from a private fenced rear lawned garden and a garage.

Located in the desirable village of Sherburn, affords easy access to a wealth of local amenities including shops, post office, primary school, with pre-school facility, beauty salon and hairdresser, doctor's surgery, public house, church , chapel sports field & club house . With a school bus service for the secondary schools and easy access to the A64, Malton is approximately 12 miles west, Scarborough is 10 miles east and York is 30 miles south-west.

Early viewing highly recommended to fully appreciate the space, setting and surroundings on offer. Please contact our friendly Sales Team on 01723 377707 to book your viewing today.

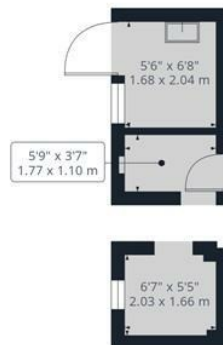




Floor 0 Building 1



Floor 1 Building 1



Out buildings

Floor 0 Building 2



Approximate total area⁽¹⁾

849 ft²
78.7 m²

Reduced headroom

47 ft²
4.4 m²

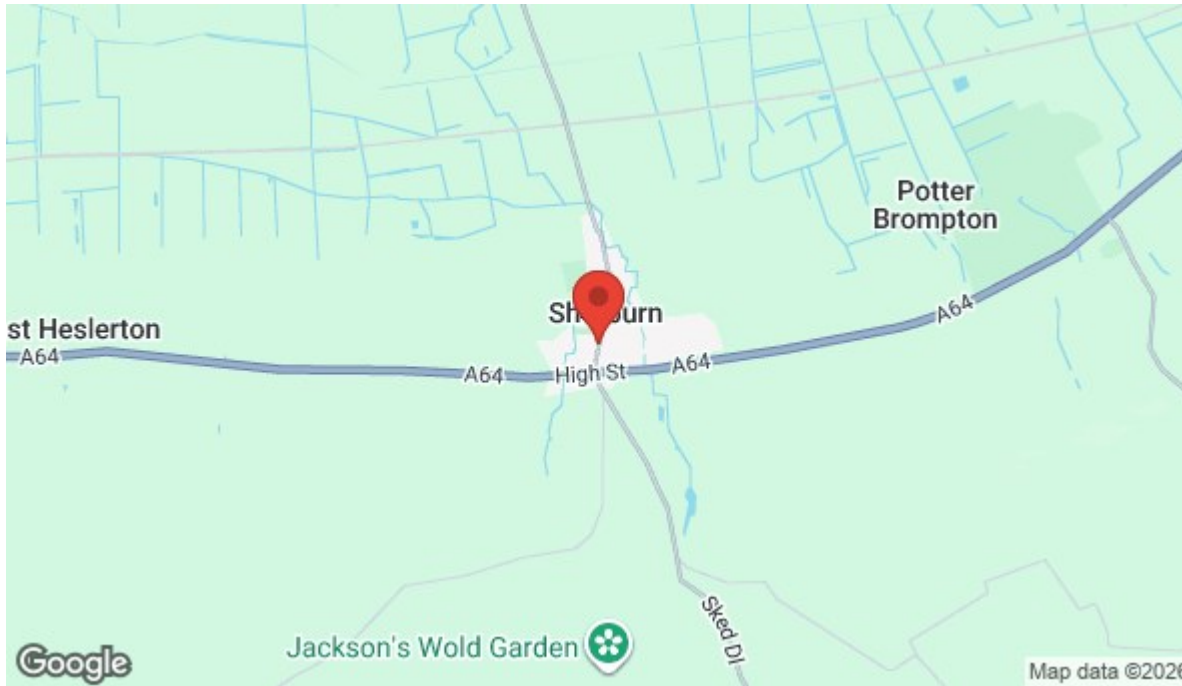
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F		
(1-20) G	22	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewings

Call the office to make an appointment today!

01723 377707



View our website here!

Looking to Sell?

Book a no obligation valuation today!

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