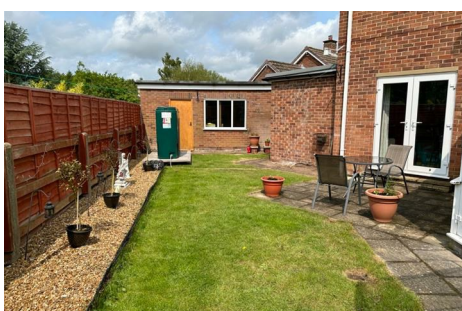


Rounthwaite R&W Woodhead

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

17 COCKGARTH, SETTRINGTON, MALTON, YO17 8NS



- Well-presented three-bedroom semi-detached home
- Spacious conservatory linking to the sitting room
- Driveway parking for multiple vehicles
- Open-plan kitchen/dining/living area with patio doors to rear garden
- Fully enclosed south-facing rear garden with detached single garage
- Highly popular village location

PRICE GUIDE £235,000

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

A well-presented three-bedroom semi-detached home with conservatory, garage, and south-facing garden.

Arranged over two floors the property offers well-proportioned accommodation throughout. The ground floor features a sitting room that opens into a generous conservatory, a well equipped open-plan dining kitchen/living area with patio doors leading out to the rear garden. There is also a useful utility room and a downstairs WC.

Upstairs, the property offers three bedrooms and a house bathroom with both a bath and separate shower cubicle.

Externally, the home benefits from gardens to both the front and rear, ample driveway parking for multiple vehicles, and a detached single garage. The fully enclosed rear garden enjoys a sunny southerly aspect.

Settrington is a popular and desirable village located at the foot of the Wolds some 4 miles south east of Malton. The village is picturesque with many traditional stone cottages around the Green and Beckside. There is a Primary School and sports field with tennis court and easy access to Malton and Norton. The A64 is within a mile and a half at Scagglethorpe providing quick road links both east and west. The Market Town of Malton offers an excellent range of amenities including a Railway Station and a good variety of shops and restaurants.

General Information

Services: Mains water and electricity. Connection to mains drainage. Oil fired central heating.

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Viewing: Strictly by appointment with the Agents Messrs Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

Council Tax: We are informed that the property lies in band B.

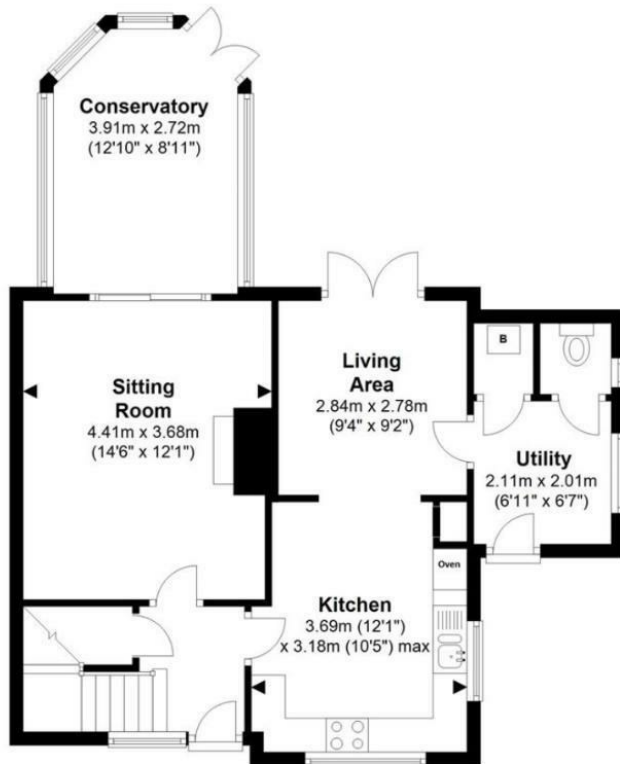
Agents Note: The neighbouring property No 16 Cockgarth has a Right of Way on foot to the side of the driveway.



Accommodation

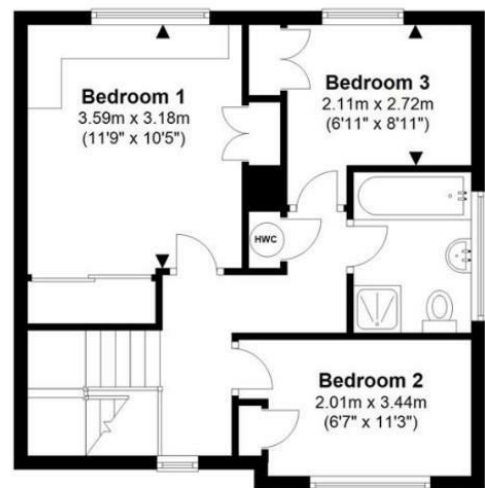
Ground Floor

Approx. 59.2 sq. metres (636.8 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



Total area: approx. 101.7 sq. metres (1094.7 sq. feet)

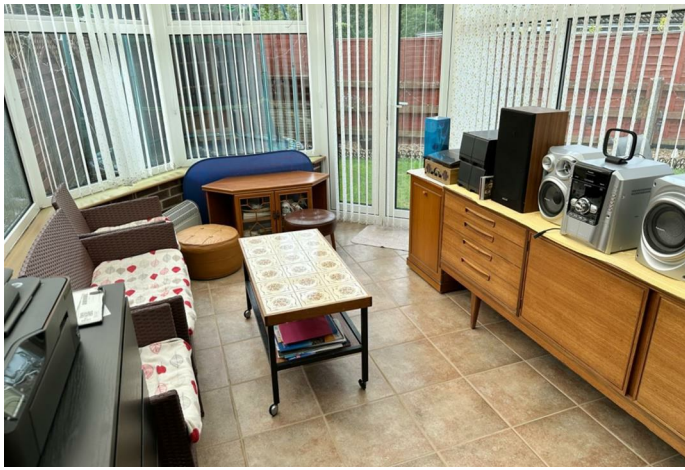
17 Cock Garth, Settrington

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		
	60	80
EU Directive 2002/91/EC		
England & Wales		

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		
	53	74
EU Directive 2002/91/EC		
England & Wales		



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