

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@rounghwaite-woodhead.co.uk

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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.

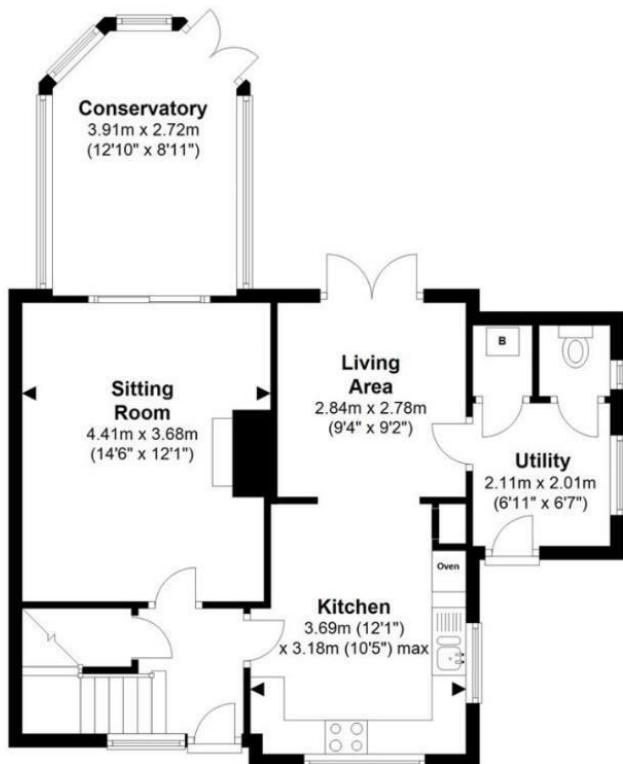
Agents Note: The neighbouring property No 16 Cockgarth has a Right of Way on foot to the side of the driveway.



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		
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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