

Rounthwaite **R&W** Woodhead

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

8 HALL FARM COTTAGES MAIN STREET, HOVINGHAM, YORK, YO62 4JS



- Wonderful two bedroom stone built cottage
- Available for sale on a shared ownership basis
- Lovely, well-connected village location
- Well presented and spacious accommodation
- Local occupancy restrictions

GUIDE PRICE £210,000

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

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www.rounthwaite-woodhead.com

Description

This wonderful two-bedroom property is offered for sale on a shared ownership basis with a 75% share currently available. The spacious stone-built property offers spacious, flexible accommodation and would make an ideal first home.

Hovingham is a wonderful village, set in the AONB of the Howardian Hills, well placed for access to Malton, York, Helmsley and the surrounding countryside. Although boasting all the benefits of a rural location, the village is well served with amenities including a village shop, doctors' surgery, Michelin Star restaurant and a much celebrated bakery.

Light and airy throughout, a spacious entrance hall leads to the large living room. To the rear is a dining room with French doors overlooking the garden with kitchen beyond which is fitted with a range of modern units and appliances. To the first floor are two double bedrooms one of which has a large walk-in wardrobe / storage room. The bathroom has been much improved by the current owner and boasts a modern four-piece suite with walk in shower and separate bath.

Set in a good-sized plot, the property also benefits from good sized, mature, and thoughtfully landscaped gardens and parking to the rear.

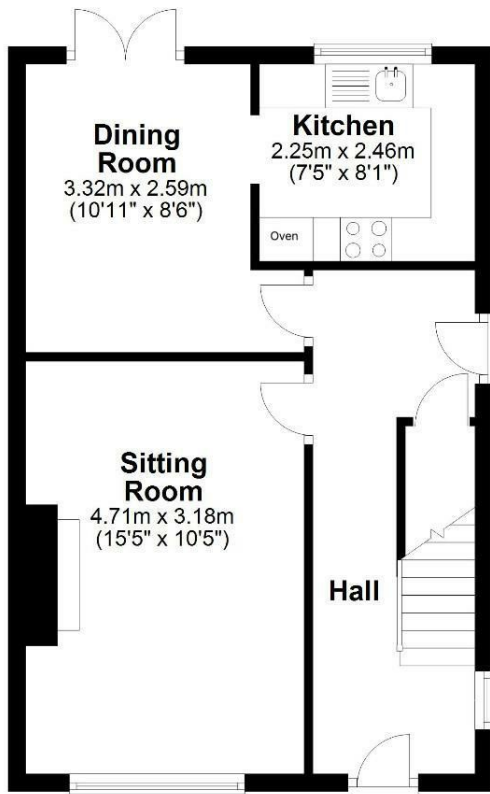
General Information



Accommodation

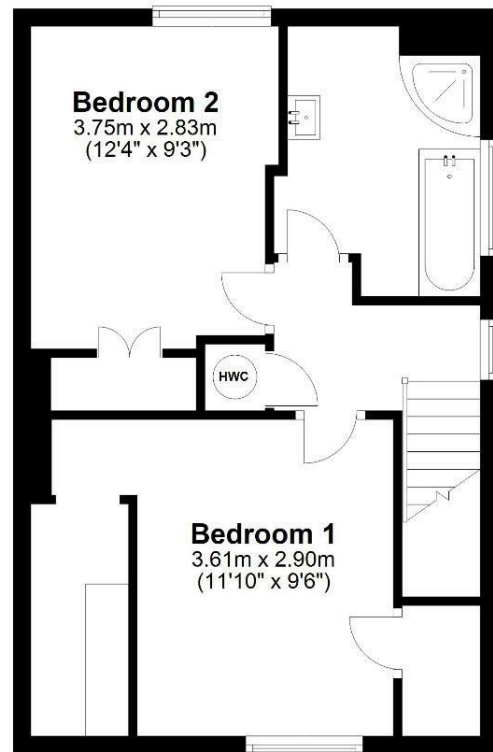
Ground Floor

Approx. 41.6 sq. metres (447.3 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.4 sq. feet)



Total area: approx. 84.1 sq. metres (905.7 sq. feet)
8 Hall Farm Cottage, Hovingham

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		57
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Environmental Impact (CO ₂) 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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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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