

Rounthwaite R&W Woodhead

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

SEPTEMBER COTTAGE GREAT HABTON, MALTON, YO17 6TU



- Pretty village property
- Dining kitchen and good sized living room
- Off street parking

- Two double bedrooms
- Decked seating area
- No forward chain

GUIDE PRICE £190,000

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

This charming two-bedroom property is set in a popular, well-connected village location. Great Habton is approximately five miles from the market town of Malton and offers all the benefits of rural location with surrounding open countryside and a popular village pub yet is well positioned for access to good road links including those to the coast, York and beyond.

Well-presented and maintained throughout, the accommodation includes a good-sized kitchen which has been thoughtfully fitted with a range of units, integrated appliances and offers ample space for a dining table. the living room is also a great proportioned room and benefits from a multi fuel burner. To the first floor are two bedrooms, both of which are double-sized rooms and a modern bathroom with bath and shower above.

Externally, the benefits include a pretty, decked seating area and off-street parking.

General Information

Council Tax Band B - Registered as holiday cottage

Services - LPG Gas, Mains Drains

Viewing - By appointment, contact Rounthwaite and Woodhead

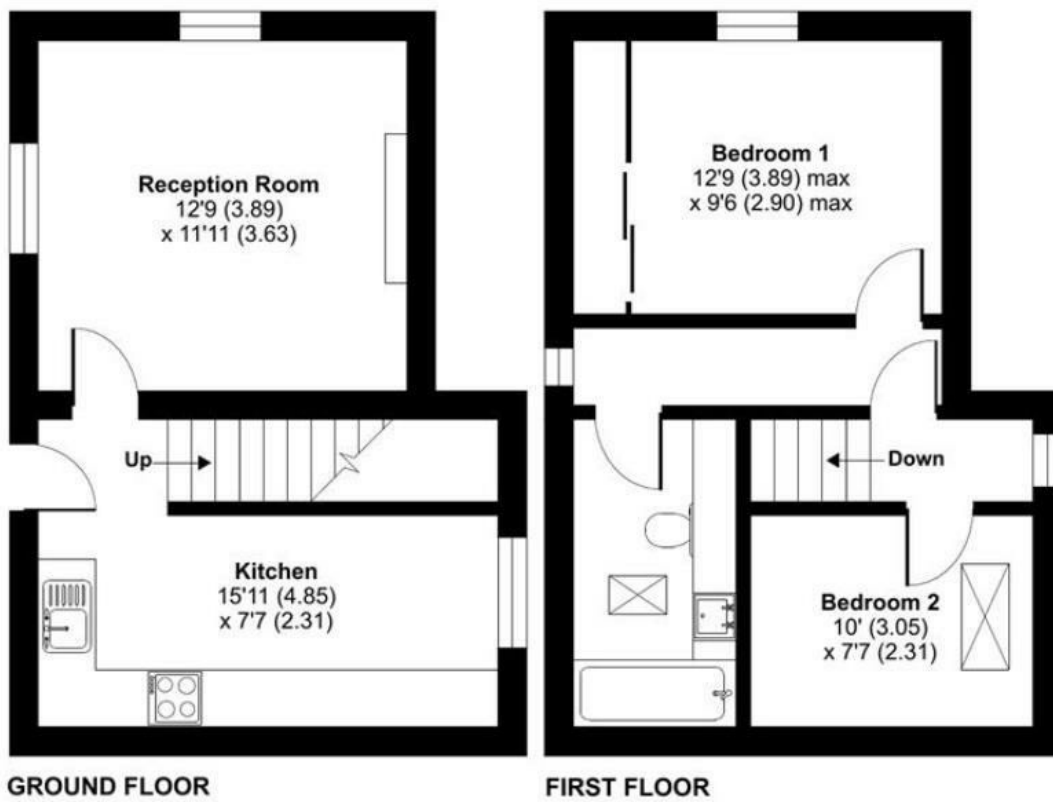


Accommodation

September Cottage, Great Habton, Malton, YO17

Approximate Area = 678 sq ft / 63 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	46	
(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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