

Mark Stephenson's

ESTATE & LETTING AGENTS



Swans Nest Cottage, Ryton Rigg, Ryton, YO17 6SA

£750 Per Calendar Month

- Rural position surrounded by farmland
- Lounge/diner with solid fuel stove
- Large garage/workshop
- Offered on a furnished basis
- Ground floor shower room and WC
- Parking for two cars
- Kitchen with all appliances
- Two first floor bedrooms
- Electric heating, double glazing

Ryton Rigg, Ryton YO17 6SA

A furnished cottage rurally located off Ryton Rigg Road adjacent to a working farm. Porch, lounge/dining, kitchen with appliances, ground floor shower room and two first floor bedrooms. Parking for two and large attached garage/workshop approx 18 ft X 24 ft wide. Electric heating, double glazed, rear garden plot.



Council Tax Band:



General information

Surrounded by farmland and adjacent to both Abbots Farmhouse and a working farm this is an excellent opportunity for those looking to be rurally located yet within relatively easy reach of both Malton and Pickering. Head towards Ryton from Old Malton Eden Services, over the bridge/River Rye, take the sign for Bulmer Farm Lodges, pass the properties on the left, along the long straight turning right at the bottom signposted Swans Nest Cottage.

Services

Mains water and electricity. Drainage is via a shared septic tank. Mains gas is not connected.

Porch

Lounge/dining

Front window, stairs to the first floor, laminate flooring, solid fuel stove, electric radiator.

Kitchen

Base and wall level units, built in oven and freestanding appliances.

Shower room

Shower cubicle, wash basin, heated towel rail, side window.

Separate WC

WC, electric panel heater, rear window.

First floor landing

Loft hatch.

Bedroom 1

Front window, over stairs cupboard, electric radiator

Bedroom 2

Rear window, electric radiator, cupboard with hot water cylinder, en-suite sink unit.

Garage/workshop/Parking

18 ft deep X 24 ft wide with power and light connected. Parking is available for two cars at the front.

Rear garden

Directions

Head towards Ryton from Old Malton Eden Services, over the bridge/River Rye, take the sign for Bulmer Farm Lodges, pass the properties on the left, along the long straight turning right at the bottom signposted Swans Nest Cottage.

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	