

# ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



## ROSE COTTAGE, MAIN STREET, SINNINGTON, YO62 6SH

A pretty stone built terrace cottage located in the picturesque village of Sinnington

**Sitting Room**

**Kitchen**

**2 Bedrooms**

**Bathroom**

**Rear Garden**

**Useful Outbuildings**

**Double Glazing**

**Gas Central Heating**

**EPC Rating: D**

**PRICE GUIDE: £145,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)

## Description

Rose Cottage comprises a traditional stone built, mid terrace property with garden to the rear. During the passage of time the accommodation has become dated and would now benefit from a scheme of refurbishment. There is a sitting room with open fire, kitchen to the rear with staircase leading to two first floor bedrooms and a bathroom. Heating is via a mains gas central heating boiler and most windows are double glazed.

A small garden at the front is contained within a wooden picket fence. Rose Cottage lies within a terrace of 3 with Hill View to the left and Elmsall Cottage to the right. A footpath for access and wheelie bins runs down the side of Hill View, across the back of Rose Cottage and leads to the rear of Elmsall Cottage.

Rose Cottage has a lawned garden, a useful outhouse providing good storage and a greenhouse. The main street in Sinnington is relatively quiet and street parking is usually available outside the cottage.

Note: An additional area of enclosed garden land with river frontage which includes the historic village pinfold (a pound used in the olden days to keep stray animals) is located within a short walk of the cottage, at the southern entrance to the village and can be purchased separately by negotiation. Further details on request.

## General Information

Services: Mains water, electricity and gas connected. Connection to mains drains. Gas fired central heating.

Council Tax: North Yorkshire Council. The property falls in Band C

EPC Rating: The property is rated D.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: By appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)

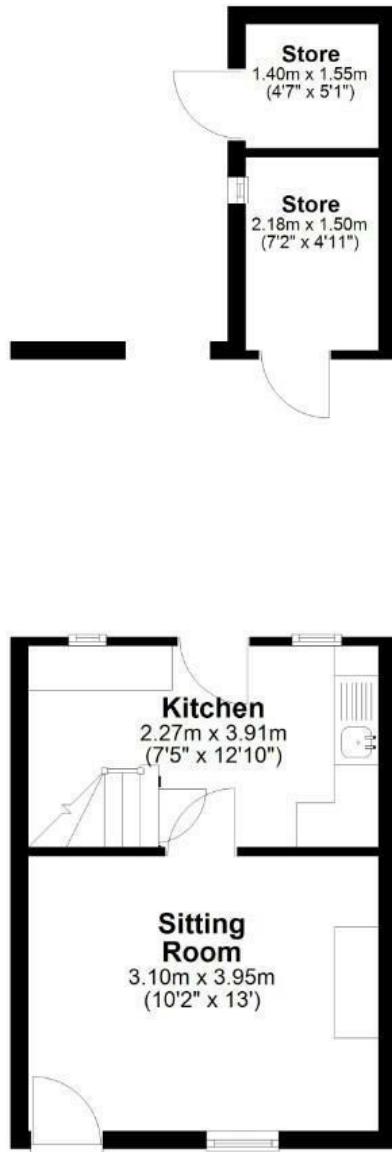
Sinnington is a picture postcard village on the southern fringe of the North York Moors National Park located almost halfway between the popular market towns of Pickering and Kirkbymoorside. The village has a public house with restaurant, church, reputable infant school and a riding centre/livery yard. There are many peaceful walks through the village into Sinnington Woods to the north. Pickering and Kirkbymoorside are both well served with shops, schools, doctors surgeries, libraries and a weekly street market.



## Accommodation

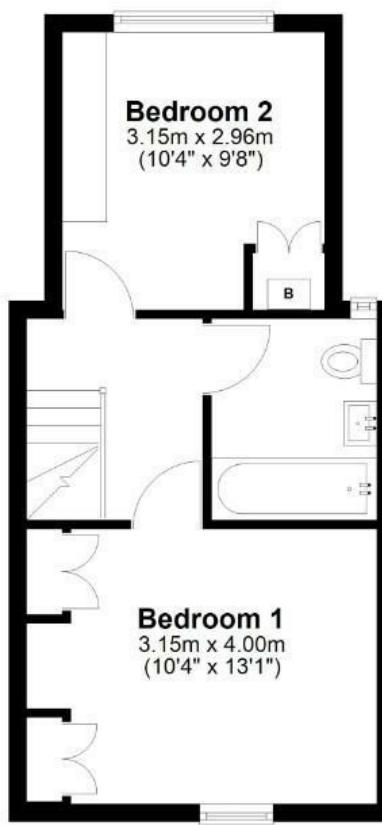
### Ground Floor

Approx. 21.5 sq. metres (231.6 sq. feet)



### First Floor

Approx. 31.5 sq. metres (339.5 sq. feet)



Total area: approx. 53.1 sq. metres (571.1 sq. feet)

### Rose Cottage, Sinnington

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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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