

Rounthwaite **R&W** Woodhead

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

JASMYNE COTTAGE WHARRAM, MALTON, YO17 9TL



PRICE GUIDE £335,000

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

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Description

Jasmyne Cottage is a charming four bedroom family house situated within the lovely rolling countryside of the Wolds. The property offers spacious well presented accommodation briefly comprising; a well equipped kitchen with breakfast bar and integrated appliances, a sitting room with multi fuel stove and a separate dining room linking with the conservatory which opens out to the garden. On the first floor there are four bedrooms, master with en-suite shower room along with a house bathroom suite.

Outside the property has a lovely private South/West facing garden which is mainly laid to lawn with well stocked flower beds and wooden fencing making up the borders. There is a useful adjoining outhouse/workshop along with a timber summer house and parking for several vehicles.

The small village of Wharram le Street lies in beautiful rolling Wolds countryside on the B1248 Malton to Driffield/Beverley road about 8 miles from Malton. The Market Town of Malton offers all the usual facilities and amenities associated with a busy market town including a railway station from which there are regular services to the mainline railway station at York to Leeds and to the east coast.

General Information



Accommodation



Total area: approx. 127.6 sq. metres (1373.3 sq. feet)
Jasmyn Cottage, Wharram

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(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 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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