

# Rounthwaite R&W Woodhead

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

**3D TOWN STREET, SETTRINGTON, MALTON, YO17 8NR**



- A pretty double fronted Mews Cottage
  - 2 Double Bedrooms
- Quiet courtyard location in a desirable village
- Excellent kitchen with attached conservatory
- Garage and attractive private garden
- Malton approximately 3 miles

**PRICE GUIDE £350,000**

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

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[www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

## Description

3d Town Street comprises a pretty stone and pantile Mews Cottage in a quiet courtyard setting. The accommodation is well appointed and tastefully decorated; the dining kitchen opens to the conservatory and in turn to the garden. There is a ground floor cloakroom, attractive sitting room and to the first floor two double bedrooms together with a bathroom.

Settrington is a picturesque and desirable village some 4 miles to the south east of Malton. The village 'sits' at the foot of the Wolds amid pretty countryside and has a Primary School, Village Hall and sports ground with tennis courts, bowling green and a daily bus service to Malton. There are many lovely walks in and around the village

Malton and Norton offer an excellent range of amenities including a Railway Station with links to the Intercity service at York. There are a good variety of shops and supermarkets and numerous eating establishments. The A64 is accessible at Scagglethorpe, providing good road communications both east and west.

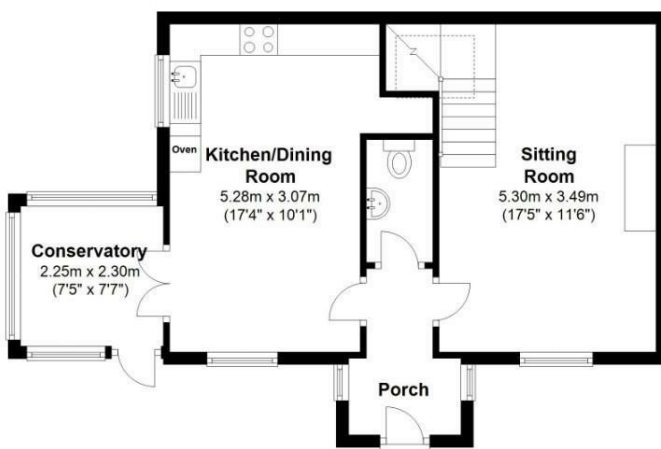
## General Information



# Accommodation

## Ground Floor

Approx. 47.5 sq. metres (511.4 sq. feet)



## First Floor

Approx. 41.3 sq. metres (445.0 sq. feet)



Total area: approx. 88.8 sq. metres (956.3 sq. feet)

**3d Binner Mews, Settrington**

## Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 51      | 64        |
| 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| 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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