

# ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



## **BROOMFIELD COTTAGE OLD ROAD, WRELTON, YO18 8PF** **A fully modernised stone built cottage in a popular village location**

**Entrance Hall**

**Two Bedrooms**

**Street Parking**

**Sitting Room**

**Shower Room**

**No Onward Chain**

**Cloakroom**

**Gas Central Heating**

**EPC Rating D**

**Kitchen/Diner**

**uPVC Double Glazing**

**PRICE GUIDE: £179,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

The village of Wrelton is bypassed by the A170 Thirsk to Scarborough road and lies approx 3 miles to the west of Pickering and 4.7 miles east of Kirkbymoorside. Both of these desirable market towns provide an exceptionally good range of local amenities, good schools and recreational facilities. The North York Moors are a short car journey away, as is the splendid scenery that surrounds Cropton and Dalby Forests.

Broomfield Cottage is a fully modernised, stone and pantile cottage situated in the heart of Wrelton that would make the perfect starter home, holiday cottage or easy to manage retirement property. The accommodation flows well and rooms are all of generous proportions with gas central heating and uPVC double glazing. The kitchen/diner comes with a dual fuel range cooker and plenty of storage and the sitting room will easily accommodate modern day furniture, corner sofas etc. On the first floor there are two double bedrooms plus a well appointed shower room.

Street parking is usually available within a stones throw of the property. In the past, the cottage has been both a holiday and longer term let and in more recent years has been used as a second home by the current owner.

## General Information

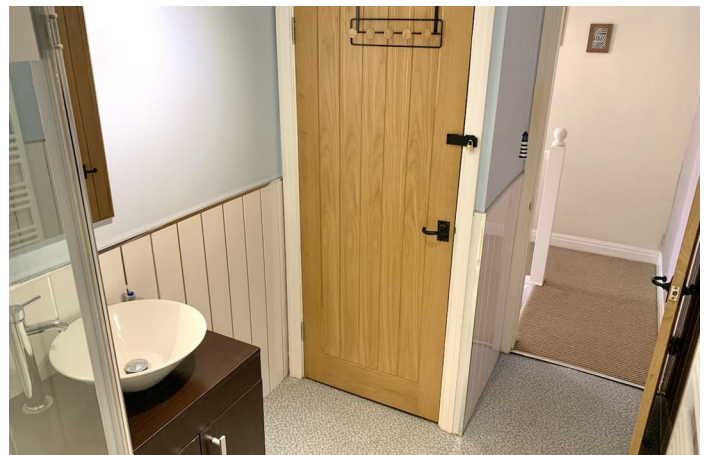
Services: Mains water and electricity are connected. Connection to mains drains. Gas fired central heating.

Council Tax: We are informed by North Yorkshire Council that the property falls in band C .

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion. There is no onward chain.

Viewing Arrangements: Strictly by prior appointment through the Agents Rounthwaite & Woodhead, Market Place, Pickering. Tel: 01751 472800

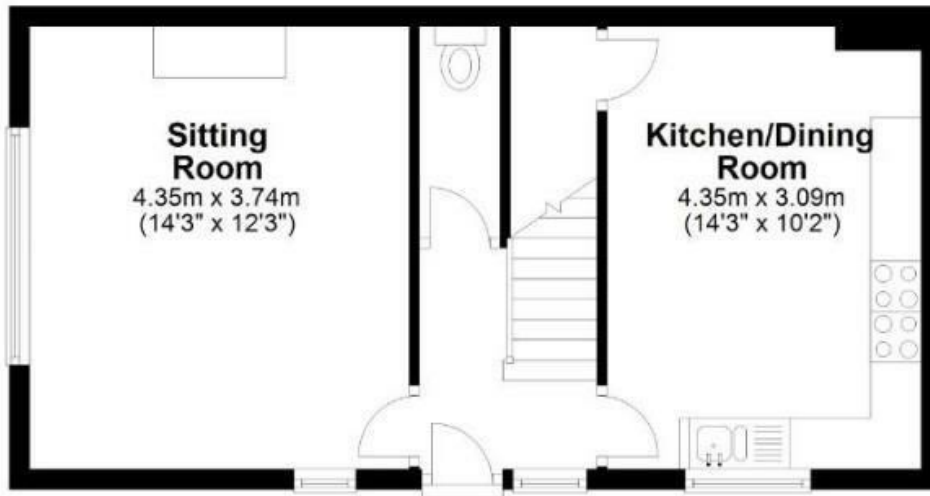
Directions: Heading East along the A170 (Kirkbymoorside to Pickering) take the first left turn into the village of Wrelton. Continue for approximately 200 yards, turning left at the junction past the village pub. Take the next available right hand turn by the small village green with Broomfield Cottage being on the right hand side.  
What3Words - ///knowledge.billiard.shall



# Accommodation

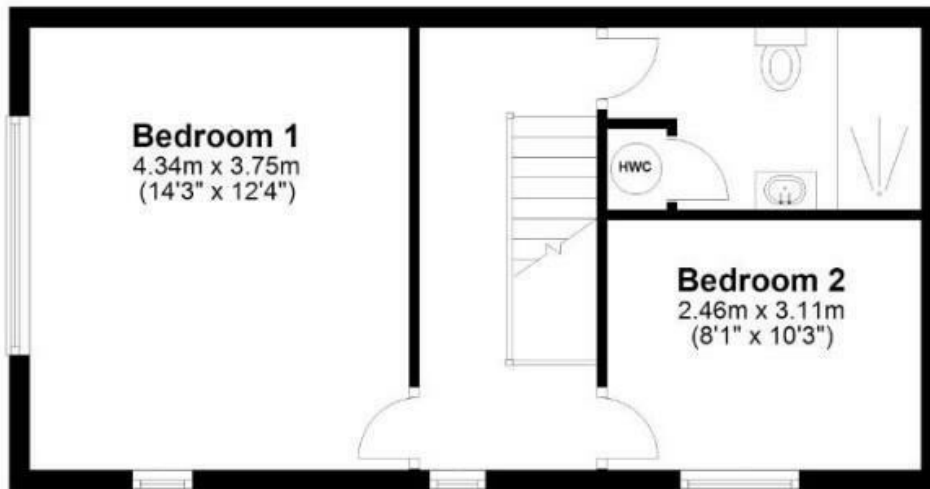
## Ground Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



## First Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



Total area: approx. 76.4 sq. metres (822.1 sq. feet)

## Broomfield Cottage, Wrelton

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	
63	70
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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