# Rounthwaite R&W Woodhead

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

## 8 CAWTON ROAD, GILLING EAST, YORK, YO62 4JG

- **A 4 bedroom link-detached house**
- **Within the Howardian Hill Natural Landscape**
- **Helmsley approximately 5 miles**
- **Lovely village location**
- **Attractive rear garden views towards the Church**
- **City of York Approximately 20 miles**

## PRICE GUIDE £550,000

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

**Email: malton@rounthwaite-woodhead.co.uk** **www.rounthwaite-woodhead.com**

## Description

8 Cawton Road comprises a contemporary link-detached village house situated in a quiet location off the Main Street. The village is highly desirable, situated within the Howardian Hills National Landscape (formerly ANOB) some 5 miles to the South of Helmsley and approximately 20 miles north of the City of York. The B1363 passes through the village and Cawton Rd runs to the east at the crossroads.
The property has the benefit of oil-fired central heating and double glazing and provides the following ground floor accommodation: entrance hall, sitting room, dining room, kitchen (with pantry), utility room, study and shower room. To the first floor there are 4 bedrooms a house bathroom and eaves storage. The garage is attached and has been recently re-roofed; to the rear there is a lovely enclosed garden which is well stocked and there are southerly views towards the impressive tower of Holy Cross Church.

The village is extremely pretty with many stone properties and a beck running along side the Main Steet. The Fairfax Arms is a popular public house and eating establishments at the crossroads; there is a 9 hole golf course adjacent to Gilling Castle and a minature model railway by the Village Hall.

The surrounding countryside is quite outstanding and there are many lovely walks and bridleways to and from the village and a host of recreational pursuits locally.

## General Information

Services: Mains water and electricity are connected. Oil Central Heating. Connection to mains drains.

Council Tax: We are informed by North Yorkshire County Council that this property falls in band D.

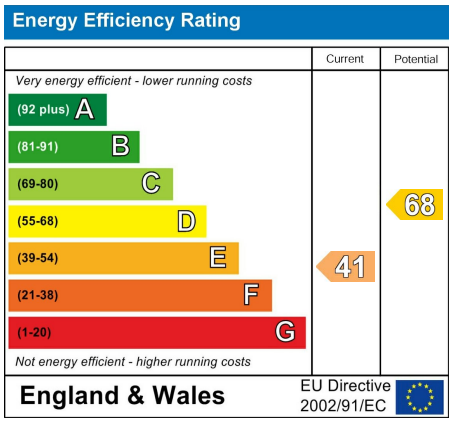
Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

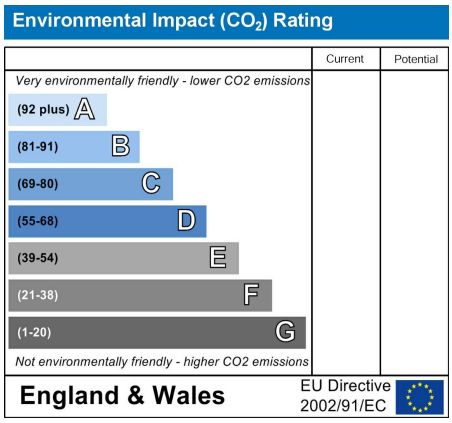
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747

# Accommodation

Total area: approx. 177.1 sq. metres (1906.8 sq. feet)

**8 Cawton Road, Gilling East**



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