



7 Carr Cottages Low Hutton
York, Yorkshire YO60 7HE
£850

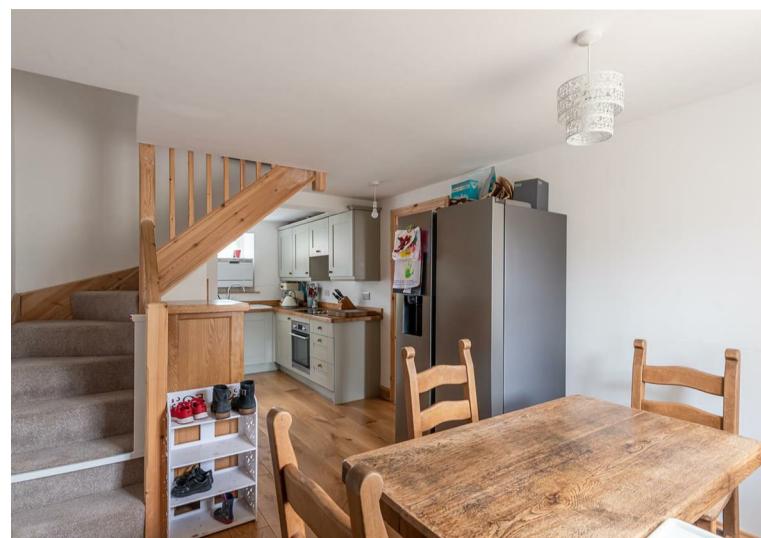
WILLOWGREEN
ESTATE AGENTS

7 Carr Cottages is a beautifully presented three bedroom cottage available in the quaint village location of Huttons Ambo, giving easy access to A64 for Malton and York.

The property briefly comprises; an open kitchen/living area, sitting room, two double bedrooms and a further single bedroom and modern house bathroom. Externally, the property has an enclosed lawned garden to the rear of the property. Off street parking.

Huttons Ambo is the collective name for High Hutton and Low Hutton, two small villages tucked away near Malton on the edge of the Howardian Hills with views over the neighbouring Wolds. The hamlets of High and Low Hutton, collectively known as Huttons Ambo, form a much sought after village on the southern boundary of the Howardian Hills Area of Outstanding Natural Beauty. Huttons Ambo lies just off the A64 close to Malton. Huttons Ambo is 3 miles away from Malton and there is easy access to York and the coast via the A64. It is an ancient settlement that has been around since before the Norman Conquest, and in Low Hutton there is a Scheduled Monument, a medieval moated site. The village currently has a village hall, general shop and St Margaret's Church.

EPC Rating E



SITTING ROOM

Window and multiple power points, TV point, log burner. French doors leading onto garden.

OPEN PLAN LIVING

Kitchen and open plan dining room. Integrated oven.

HOUSE BATHROOM

House bathroom with enclosed panel bath with glass screen and shower attachment, partially tiled walls, wood style flooring and sink.

FIRST FLOOR LANDING**MASTER BEDROOM**

Double master bedroom with en-suite. Multiple power points and window.

MASTER EN-SUITE

En-suite bathroom with free standing shower and sink.

BEDROOM TWO

Window and multiple power points.

BEDROOM THREE

Window and multiple power points.

GARDEN

Lawned enclosed garden with bricked outdoor storage shed.

SERVICES

LPG gas central heating, mains water and drainage. Allocated parking to front of the property for two vehicles, and additional to rear of property.

COUNCIL TAX BAND C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	46	
(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		59
(81-91) B		
(69-80) C		
(55-68) D	47	
(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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