



Bridge Farm House
Ryton, North Yorkshire YO17 6SA
Guide price £450,000



WILLOWGREEN
ESTATE AGENTS

Bridge Farm House is a beautiful detached three bedroom home located in this idyllic setting in Ryton, with surrounding open countryside views.

This much loved family home in brief comprises; entrance hallway, breakfast kitchen, sitting room with log burner, dining room and conservatory. To the first floor are two spacious double bedrooms, third single bedroom and house bathroom.

Outside there is large garden set within about half an acre with chicken coop, green house, pond, range of plants and shrubs and beautiful views.

The property is in a completely rural location, yet offers all the facilities required in Malton within a few minutes drive. This lovely market town is known as Yorkshire's food capital and offers a broad range of shops and local amenities. Benefiting from a popular rail link via York to the East Coast network, so that London is accessible in a little over 2½ hours. Whitby and the Moors lie to the North and the coast at Scarborough just a 30 minute drive to the East. The A64 to York and Leeds is also easily accessible making this property ideal for commuters.

EPC Rating F



ENTRANCE HALLWAY

Window to side aspect, radiator, power points, under stairs storage cupboard and stairs to first floor landing.

KITCHEN 10'4" x 14'1" (3.17m x 4.30m)

Window to front and side aspect, stable door to front aspect, range of wall and base units, splashback sink, boiler, tiled style floor, radiator and power points.

SITTING ROOM 18'7" x 11'0" (5.67m x 3.36m)

Window to front and rear aspect, coving, log burner, radiator, power points and wall lights.

DINING ROOM 10'0" x 10'7" (3.07m x 3.23m)

Window to rear aspect, coving, power points and radiator.

CONSERVATORY 7'6" x 11'10" (2.29m x 3.61m)

Door to front aspect to garden, radiator and power points.

FIRST FLOOR LANDING

Velux window, airing cupboard, power points, radiator and loft access.

MASTER BEDROOM 11'3" x 14'0" (3.43m x 4.29m)

Window to front aspect, power points, radiator and fitted wardrobes.

BEDROOM TWO 11'3" x 10'11" (3.43m x 3.33m)

Window to front aspect, fitted wardrobes, power points and radiator.

BEDROOM THREE 6'11" x 11'0" (2.13m x 3.37m)

Window to side aspect, radiator and power points.

HOUSE BATHROOM

Window to side aspect, low flush WC, sink, bath with shower above, partly tiled walls, and radiator.

GARDEN

Beautiful open views, green house, chicken coop, pond, fruit trees, range of plants and shrubs all set within about half an acre.

TENURE

Freehold.

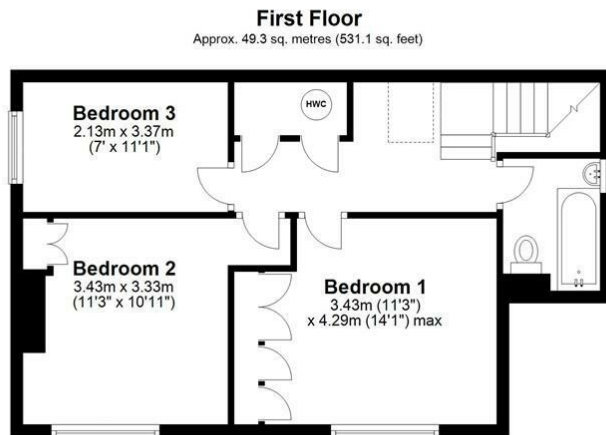
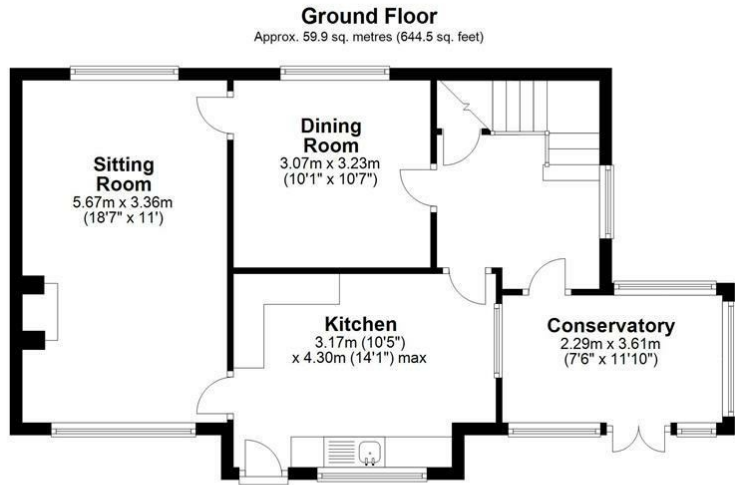
SERVICES

Oil fired central heating, electricity and septic tank.

COUNCIL TAX BAND D







Total area: approx. 109.2 sq. metres (1175.7 sq. feet)
Bridge Farm House, Ryton



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(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		48	57
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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