

THE COTTAGE & THE NOOK FINKLE STREET, SHERIFF HUTTON



A rare opportunity to acquire a pair of semi-detached cottages, located in the centre of a sought-after village, with direct views of Sheriff Hutton Castle.

The Cottage: entrance lobby, lounge diner, kitchen, guest cloakroom, three bedrooms, bathroom & WC.

The Nook: entrance hall, sitting room, kitchen diner, bathroom & WC, two bedrooms & cloakroom.

Gardens, driveway & single garage.

In need of modernisation & improvement. No onward chain.

GUIDE PRICE £450,000

A rare opportunity to acquire a pair of semi-detached cottages located in the centre of a sought-after village. The Cottage and The Nook back onto the grounds of Sheriff Hutton and enjoy uninterrupted views of the castle ruins.

Both cottages are in need of modernisation and improvement, but offer good potential, either in their present form, or perhaps as a single detached cottage, subject to securing any necessary consents. Each property benefits from uPvc double-glazing, oil-fired central heating and gardens. The Nook has the advantage of a driveway and an attached single garage, which could potentially be converted to additional accommodation.

Sheriff Hutton is a sought-after village occupying an elevated position between the Howardian Hills and the Vale of York and is easily recognised by the ruins of its tenth century, Medieval castle. The village benefits from a range of amenities, including a village shop and post office, primary school and pub. The City of York is approximately 10 miles south, with its mainline railway station from where London can be reached in less than 2 hours. Around 8.5 miles north-east is the market town of Malton, which in recent years garnered a reputation as Yorkshire's food capital and offers excellent shopping and leisure facilities.

THE COTTAGE

ACCOMMODATION

ENTRANCE LOBBY

Staircase to the first floor. Radiator.

LOUNGE DINER

5.8m x 4.1m (max) (19'0" x 13'5")

Open fire with brick surround and hearth. Understairs cupboard. Television point. Casement windows to the front and rear. Two radiators.



KITCHEN

4.3m x 2.7m (14'1" x 8'10")

Range of kitchen units incorporating a stainless steel sink unit, four ring ceramic hob, extractor hood, and electric oven. Automatic washing machine point. Tiled floor. Casement window and door to the rear. Radiator.



GUEST CLOAKROOM

2.1m x 1.2m (6'11" x 3'11")

White low flush WC and wash basin. Tiled floor. Casement window to the front. Radiator.

FIRST FLOOR

LANDING

Loft hatch.

BEDROOM ONE

3.2m x 3.2m (10'6" x 10'6")

Fitted wardrobe. Casement window to the front. Radiator.



BEDROOM TWO

3.3m x 3.2m (10'10" x 10'6")

Loft hatch. Casement window to the front. Radiator.



BEDROOM THREE

3.3m x 2.5m (max) (10'10" x 8'2")

Casement window to the rear. Radiator.

BATHROOM & WC

3.1m x 1.5m (10'2" x 4'11")

White suite comprising bath with shower over, wash basin, and low flush WC. Extractor fan. Casement window to the front. Radiator.

THE NOOK

ACCOMMODATION

ENTRANCE HALL

3.0m x 3.0m (max) (9'10" x 9'10")

Staircase to the first floor. Casement window to the front. Radiator.



SITTING ROOM

4.0m x 3.4m (13'1" x 11'2")

Open fire with tiled surround and hearth. Television point. Casement window to the front. Radiator.



KITCHEN DINER

5.9m x 2.8m (19'4" x 9'2")

Range of kitchen units incorporating a stainless steel sink unit. Electric cooker point. Extractor hood. Automatic washing machine point. Casement windows to the front and rear. Door to the rear. Two radiators.



BATHROOM & WC

3.4m x 1.7m (11'2" x 5'7")

White suite comprising bath, separate shower cubicle, wash basin and low flush WC. Extractor fan. Casement window to the rear. Radiator.

FIRST FLOOR

LANDING

Radiator.

BEDROOM ONE

3.4m x 3.1m (11'2" x 10'2")

Fitted wardrobe. Casement window to the front.
Radiator.

BEDROOM TWO

3.4m x 2.6m (11'2" x 8'6")

Loft hatch. Casement window to the rear. Radiator.

CLOAKROOM

1.5m x 0.8m (4'11" x 2'7")

Low flush WC and wash basin.

OUTSIDE

Each cottage benefits from modest garden areas on three sides, and The Nook has a driveway and parking area giving access to an attached single garage.

GARAGE

4.8m x 3.5m (15'9" x 11'6")

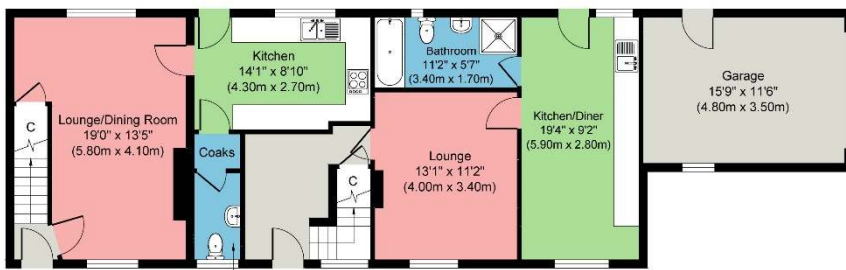
Oil fired central heating boiler. Personnel door to the side.
Up and over door.



GENERAL INFORMATION

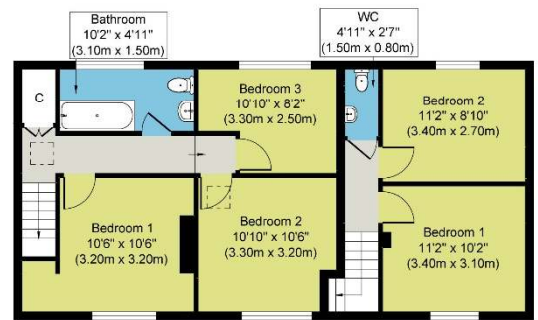
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|--------------|---|
| Services: | Mains water, electricity, and drainage. Oil fired central heating. |
| Council Tax: | Each property falls within Band: C (North Yorkshire Council). |
| Tenure: | We understand that both properties are Freehold and held on a single title. |
| Post Code: | YO60 6RA. |
| EPC Ratings: | The Cottage: E53. The Nook: E44. |
| Viewing: | Strictly by prior appointment through the Agent's office in Malton. |

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



WC
6'11" x 3'11"
(2.10m x 1.20m)

Ground Floor
Approximate Floor Area
1,115 sq. ft
(103.57 sq. m)



First Floor
Approximate Floor Area
749 sq. ft
(69.60 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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