

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(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		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents 01653 916 600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



**Dove Cottage, 5 Lockwood Cottages, Salton,
North Yorkshire, YO62 6RN**

Guide price £199,500

Dove Cottage is a charming two bedroom mid terrace cottage set in the delightful Village of Salton with a good sized garden, detached garage and parking.

The cottage offers accommodation on two floors comprising: entrance porch, sitting room with multifuel stove, dining area, fitted breakfast kitchen and a utility room. To the first floor there are two bedrooms the house bathroom.

The property enjoys the benefit of solid fuel heating and has UPVC windows and doors fitted throughout. Externally there is a good-sized rear garden mainly down to lawn, a wooden shed, parking, garage and a plot leading to the River with potential.

The village of Salton lies within the Vale of Pickering, approximately 6 miles south of Kirkbymoorside and 9 miles north west of Malton within catchment area for well-regarded Ryedale school. The village has a delightful rural character with attractive village green, parish church and village hall.

EPC RATING D



ENTRANCE PORCH

Door to front aspect

LIVING ROOM

10'8" x 12'5" (3.26m x 3.80m)

Window to front aspect, power points, tv point, telephone point, log burner fire with back boiler, feature brick surround, open arch with exposed brick, wood flooring, door with stairs to first floor landing.



DINING ROOM

14'4" x 7'8" (4.38m x 2.35m)

Radiator, power points, exposed brick arch, wood flooring, built in under stairs cupboard.



BREAKFAST KITCHEN

14'4" x 10'9" (4.38m x 3.28m)

Window to rear aspect, half glazed stable door leading to utility, range of wall and base units with roll top work surfaces, breakfast bar, ceramic hob, extractor hood, built in electric oven, space for dish washer, stainless steel sink and drainer unit, part tiled walls, exposed beams, tiled effect flooring and power points.



UTILITY ROOM

5'8" x 5'6" (1.73m x 1.69m)

Window to rear aspect, door to side aspect, space for washing machine, exposed brick, power points



FIRST FLOOR LANDING

Access for roof space

BATHROOM

5'8" x 5'2" (1.73m x 1.59m)

Window to rear aspect, white three piece suite comprising of a panelled bath with taps and shower over, low flush WC, hand wash basin with pedestal, part tiled walls



BEDROOM ONE

11'11" x 12'1" (3.65m x 3.70m)

Window to front aspect, radiator, power points, built in airing cupboard, built in wardrobe



BEDROOM TWO

9'6" x 8'0" (2.91m x 2.46m)

Window to rear aspect, radiator, power points

GARDEN

Front garden: brick built front wall, easy maintainable slate gravel

Rear garden: patio area, laid mainly to lawn, gravelled side path, gated rear access, wooden shed, parking for two cars, a good sized area of land leading down to the River Dove with great potential

GARAGE

Detached garage with up and over door, side wooden door, power and lighting, boarded loft space

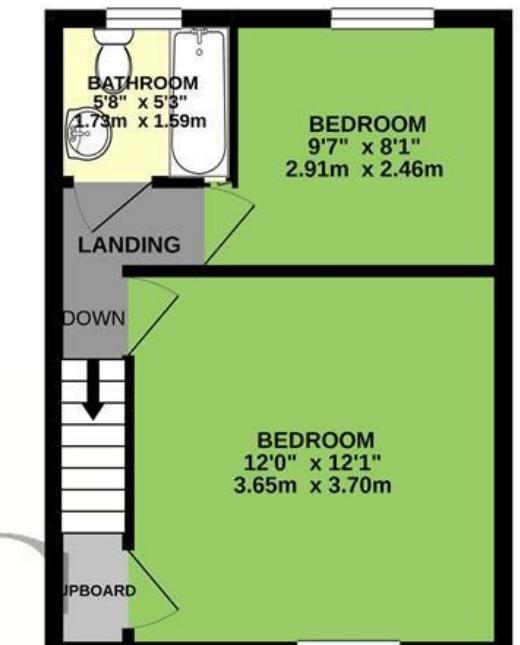
COUNCIL TAX BAND B

SERVICES

shared septic tank, back boiler

GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.

1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



WG

TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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