

Peter  
**illingworth**  
ESTATE AGENTS

**2, Mill Cottages, Marton. Sinnington,  
York, YO62 6RQ  
Price Guide £230,000**

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)

A two bedroom, mid-terraced cottage, located in the much sought after North Yorkshire rural village of Marton.

The property is in the cottage style with feature beamed ceilings to the ground floor, offering cosy accommodation. The ground floor comprises: Open entrance porch, sitting room, fitted kitchen/dining area. First Floor: Landing, two bedrooms, house bathroom with separate shower. Electric heating and double glazed.

Externally small garden area to the front, part enclosed by picket fencing. Enclosed rear lawned garden, plus a further more substantial garden area, located behind the garage and car standing area to the rear.

To the rear of the property there is a shared car turning area, which provides access to the garage, car standing area and rear gardens.

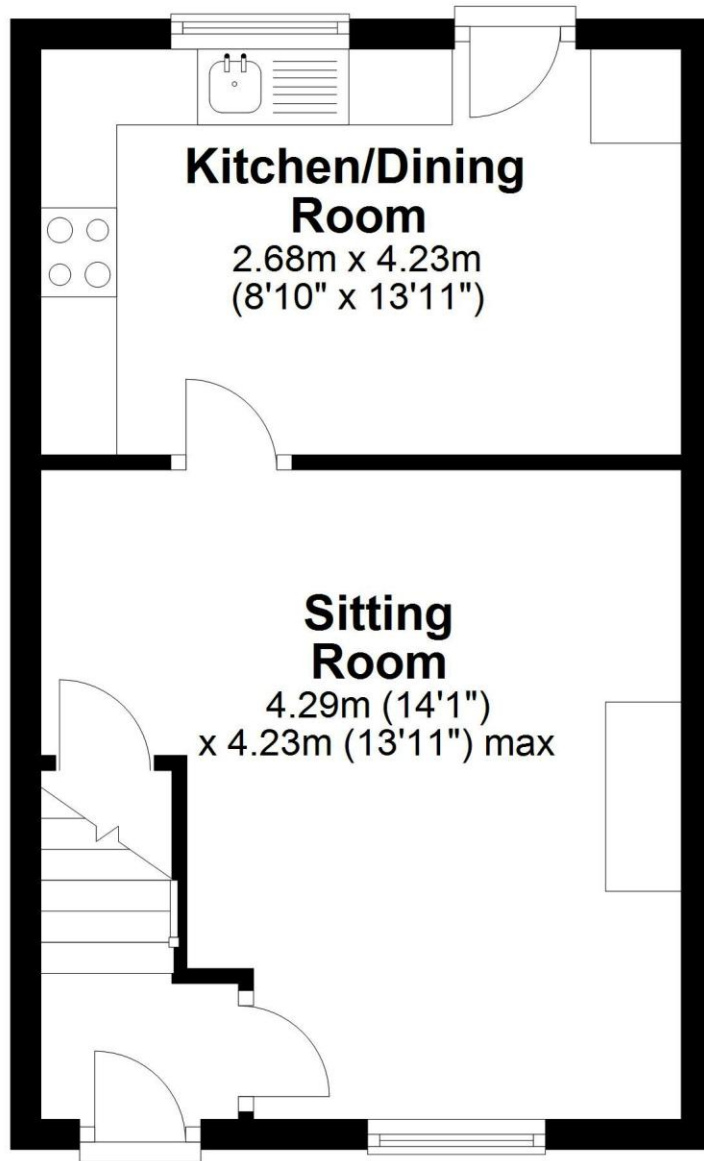
The property falls within the catchment area of Sinnington Primary School that currently has an Ofsted rating of good.

The ancient market towns of Kirkbymoorside, Pickering and Malton are a short drive away. The renowned North York Moors and the Great Dalby Forest are close by, with the ancient city of York and the coastal resorts of Scarborough, Whitby and Filey being easily commutable.



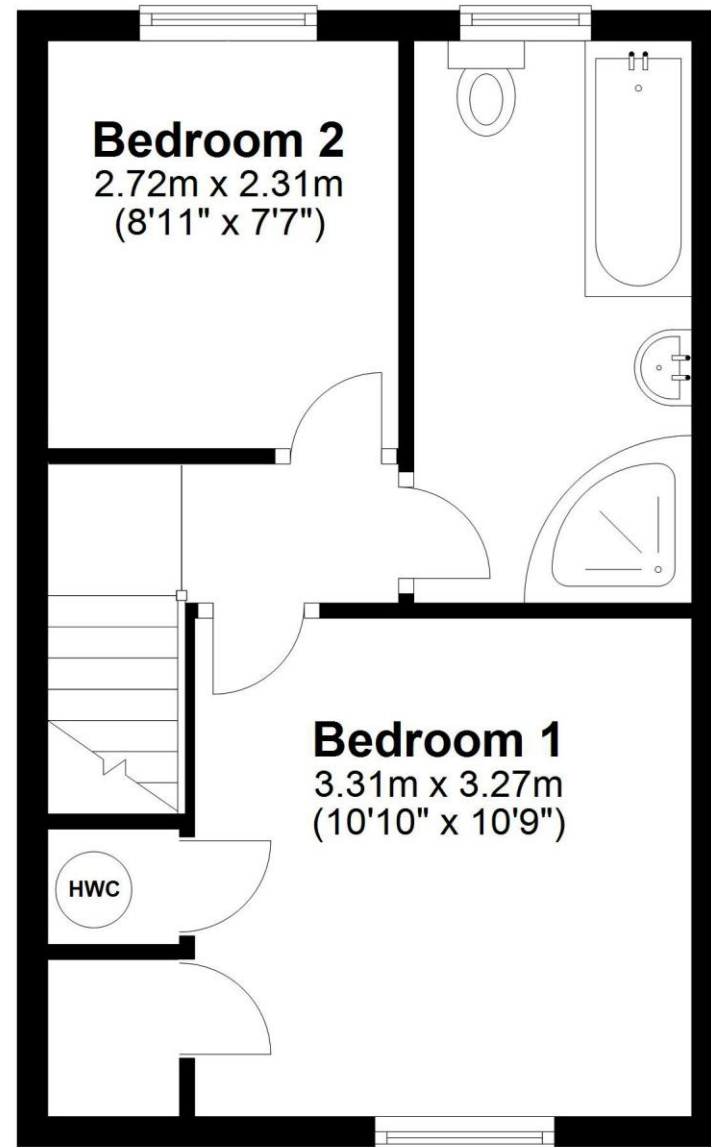
## Ground Floor

Approx. 29.9 sq. metres (321.9 sq. feet)



## First Floor

Approx. 29.9 sq. metres (321.9 sq. feet)



Total area: approx. 59.8 sq. metres (643.8 sq. feet)

**2 Mill Cottages, Marton**





**Tenure:** We understand the property to be freehold. Freehold vacant possession will be given on completion.

**Services:** Electric heating, mains electricity and drainage via a private treatment centre.

**Property Tax:** Band B

**Energy performance certificate:** Band D

**What3Words** ///prepared.recitals.mice

**Need to sell your own property?**

Contact Peter Illingworth on 01751 431107 for no-obligation advice.

**Need advice on buying through another agent?**

Contact Peter Illingworth on 01751 431107 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.

**Viewing:**

Strictly by appointment through the Agents Kirkbymoorside Office,  
16 Market Place, Kirkbymoorside, York.  
Tel: 01751 431107.



[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)

16 Market Place, Kirkbymoorside, York, YO62 6DA  
T. 01751 431107  
E. [kirkbymoorside@peterillingworth.co.uk](mailto:kirkbymoorside@peterillingworth.co.uk)

Champley's Mews, Market Place, Pickering, North Yorkshire, YO18 7AE  
T. 01751 475557  
E. [pickering@peterillingworth.co.uk](mailto:pickering@peterillingworth.co.uk)

Cashel House, 15 Thyer Street, London W1U 3JT  
T. 0870 1127099  
E. [info@mayfair.co.uk](mailto:info@mayfair.co.uk) W. [www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)



**Important Notice:**

Peter Illingworth Estate Agents for themselves and for the Vendors or Lessors of this property, whose agents they are; give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representatives of fact but must satisfy themselves,

by inspection or otherwise, as to the correctness of each of them;

- no person in the employment of Peter Illingworth Estate Agents has any authority to make or give any representation or warranty given whether by Peter Illingworth Estate Agents and Associates or the Vendors or the Lessors of this property.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.