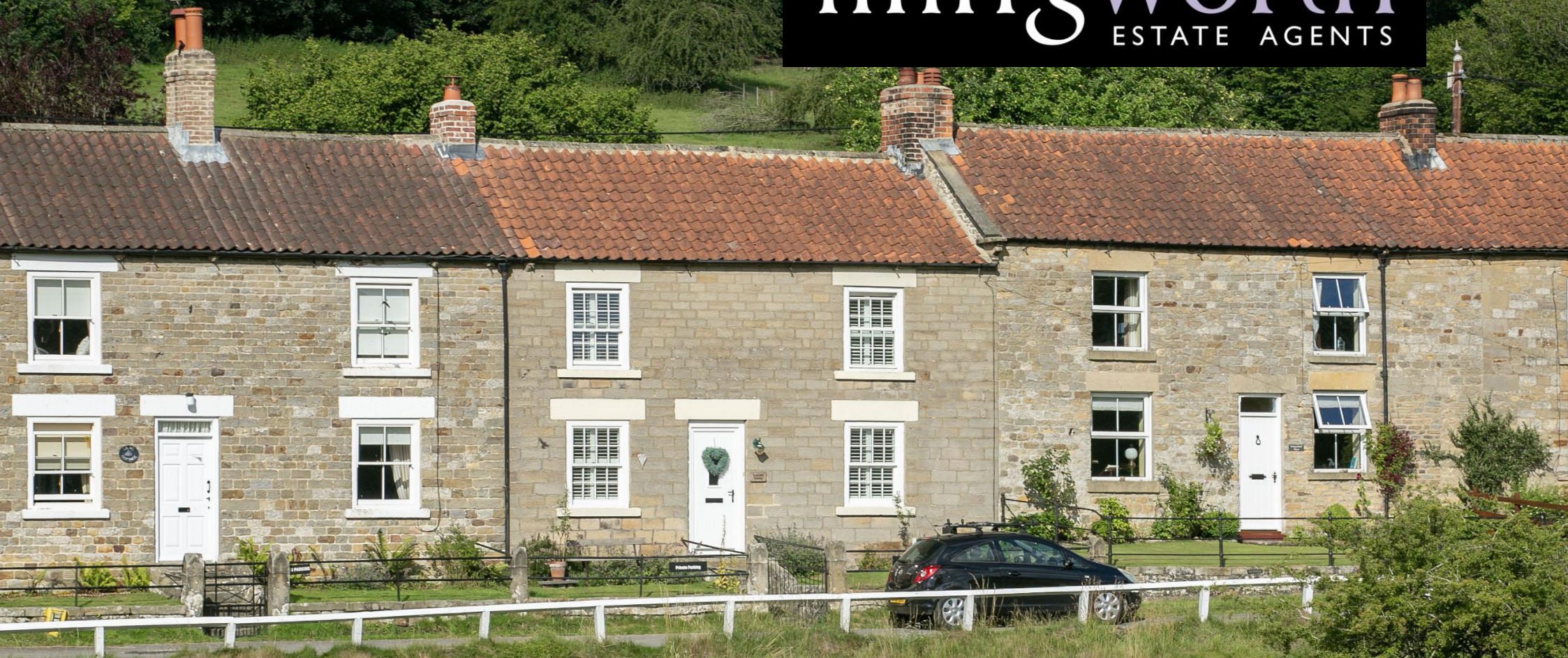


Peter
illingworth
ESTATE AGENTS



Lavender Cottage
Hutton le Hole, YO62 6UD
Price Guide £650,000

www.peterillingworth.co.uk

Lavender Cottage is situated in a stunning location set within the Conservation Area of the outstanding North York Moors National Park Village of Hutton le Hole. This lovingly cherished stone terraced cottage has three bedrooms and in addition has a pretty one bedroom single storey stone annex at the rear of the property. The cottage overlooks the beautiful village green that is made all the more attractive by being divided by the village stream.

Accommodation briefly comprises:

Lavender Cottage – Ground floor:

Sitting room/dining area, kitchen, utility room, cloakroom.

First floor: Landing, three bedrooms and house bathroom room.

Daisy Cottage: Kitchen/dining area, sitting room, Bedroom and en-suite spacious shower room

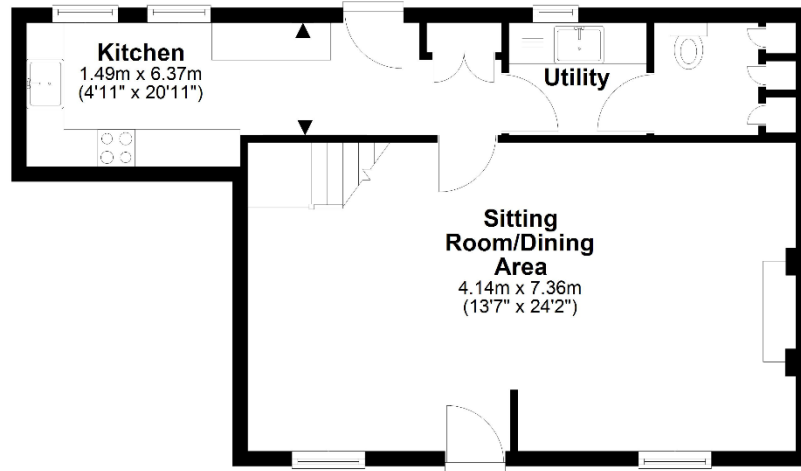
Lavender Cottage has a generous rear garden with an equally attractive hillside wooded back drop. Access from the back lane leads to the double garage and generous car standing area.

The village has a highly regarded pub The Crown Inn with restaurant and is ideally located to enjoy the outstanding North York Moors National Park with the Great Dalby Forest located close by. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



Ground Floor

Approx. 48.0 sq. metres (516.8 sq. feet)

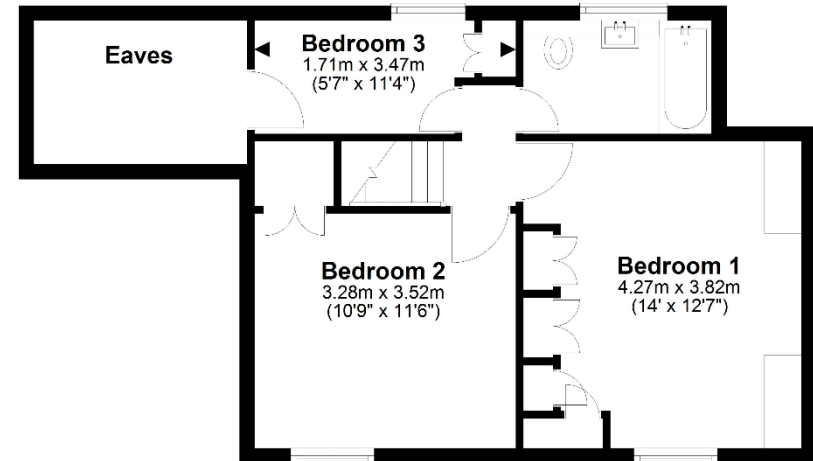


Total area: approx. 94.2 sq. metres (1013.8 sq. feet)

Lavender Cottage, Hutton Le Hole

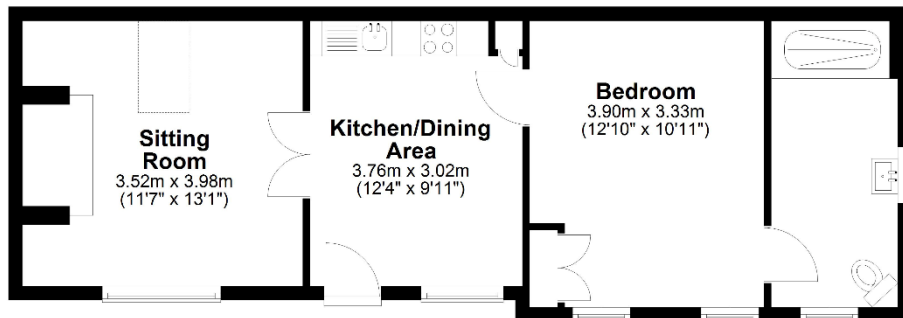
First Floor

Approx. 46.2 sq. metres (497.0 sq. feet)



Ground Floor

Approx. 48.4 sq. metres (520.7 sq. feet)

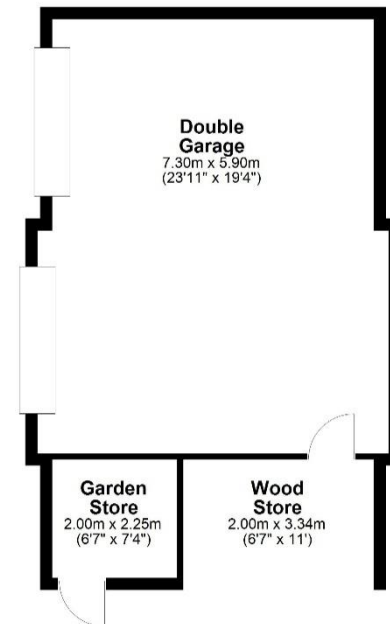


Total area: approx. 48.4 sq. metres (520.7 sq. feet)

Daisy Cottage, Hutton Le Hole

Ground Floor

Approx. 52.6 sq. metres (566.6 sq. feet)



Total area: approx. 52.6 sq. metres (566.6 sq. feet)

Lavender Cottage Garage, Hutton Le Hole

For information purposes, not to scale





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

Services: Mains water, drainage and electricity are laid on. Oil fired central heating.

EPC: House Band C
Cottage Band D

Property Tax: Band E

Broadband:
Basic 2 Mbps, Superfast 80 Mbps

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very Low

What3Words: ///invoices.major.tripled

Mobile Coverage: Poor to None

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

Photography: By Peter Illingworth

Need to sell your own property? Contact Peter Illingworth on 01751 431107 for no-obligation advice.

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



16 Market Place, Kirkbymoorside,
York, YO62 6DA

T. 01751 431107
E. kirkbymoorside@peterillingworth.co.uk

T. 01751 475557
E. maltonhub@peterillingworth.co.uk

www.peterillingworth.co.uk

T. 01751 475557
E. pickering@peterillingworth.co.uk

41-43, Maddox Street, London, W15 2PD
T. 08701 127 099
E. info@mayfairoffice.co.uk 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.