



VILLAGE FARM HOUSE, WINTRINGHAM, MALTON
OFFERS OVER £249,999

Carter Jonas

VILLAGE FARM HOUSE, WINTRINGHAM, YO17 8HX

Village Farmhouse is one of many attractive period stone cottages which line the main street of this picturesque estate village. The property is a well-balanced 4 bedrooomed property with a garden to the rear.

Currently offering well-proportioned accommodation consisting of: kitchen, utility, living room, dining room, study, family bathroom and four bedrooms.

The property requires a degree of modernisation but offers plenty of scope for reconfiguration and extension (subject to the necessary consents). Outside there is a lawned garden

Within easy commuting distance of Malton, Pickering, Scarborough and York.

Covenants:

- The purchasers are to supply in writing specific details, dimensions and designs in relation to extensions and alterations to the Transferors' agents, all extensions and alterations should be in keeping with the surrounding area, consent is not to be unreasonably withheld.
- To carry out the external decoration of the property every 5 years. The property is to be decorated in colours agreed with the transferors' agents.
- Not to use permit or suffer to be used the property for any purpose whatsoever other than single private dwellings with the usual outbuildings and for no other purpose and in particular will not use or permit any trade or business to be carried out.
- Not to make any alterations or additions to the exterior of the property without the prior written approval of the Transferors' agents consent not to be unreasonably withheld.
- Not to permit the storage or siting of any caravan, trailer, horse box, camper van, boat, commercial van, panttechnicon or flag pole on the property.
- Not to permit or keep any livestock (including chickens, ducks, and horses) or non-domestic animal/pets on the property.

TENURE Freehold

EPC BAND F

A PRETTY COTTAGE SITUATED IN THE HEART OF A POPULAR ESTATE VILLAGE.







Village Farm House

Approximate Gross Internal Area = 127.4 sq m / 1371 sq ft

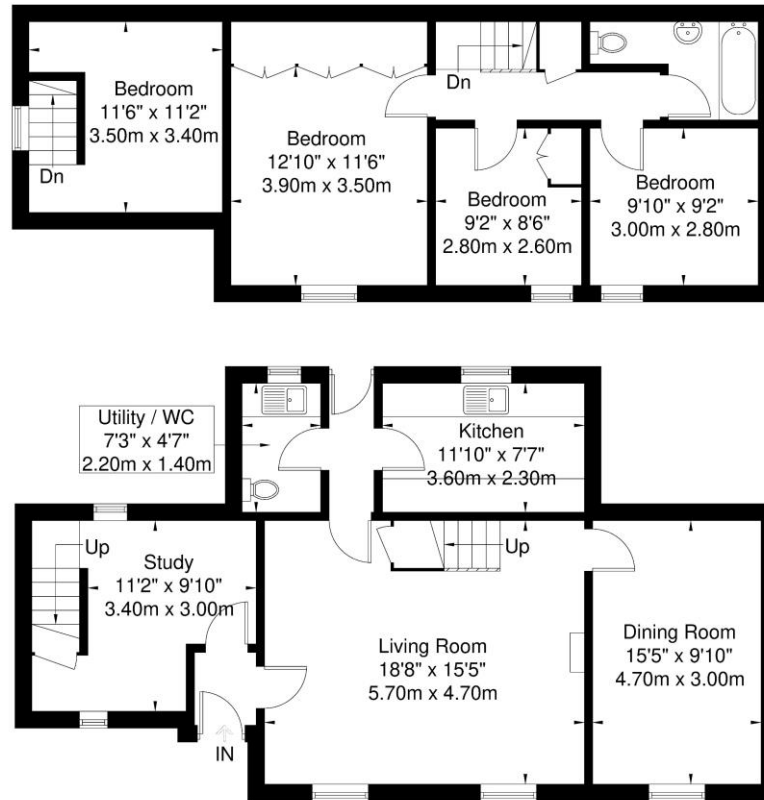


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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