



***27 St. Hildas Street, Sherburn, Malton, YO17 8PG***

***Guide Price £165,000***

- CHARMING MID TERRACED COTTAGE
- TWO DOUBLE BEDROOMS
- CALOR GAS CENTRAL HEATING
- UTILITY ROOM
- OPEN FIRE IN LIVING ROOM
- SOUGHT AFTER VILLAGE LOCATION
- OUT BUILDINGS
- CLOSE TO LOCAL AMENITIES
- PRIVATE LAWNED REAR GARDEN



## 27 St. Hildas Street, Malton YO17 8PG

**ANDREW COWEN ESTATE AGENTS** are proud to present to the market this **CHARMING TWO BEDROOM MID TERRACED COTTAGE** neutrally decorated throughout, situated in the **PICTURESQUE VILLAGE OF SHERBURN**, with **CALOR GAS CENTRAL HEATING, OPEN FIRE TO THE LOUNGE** and **GARAGE TO THE REAR**. This property would suit a **HOST OF BUYERS**, including **INVESTORS** and **FIRST TIME BUYERS ALIKE**.



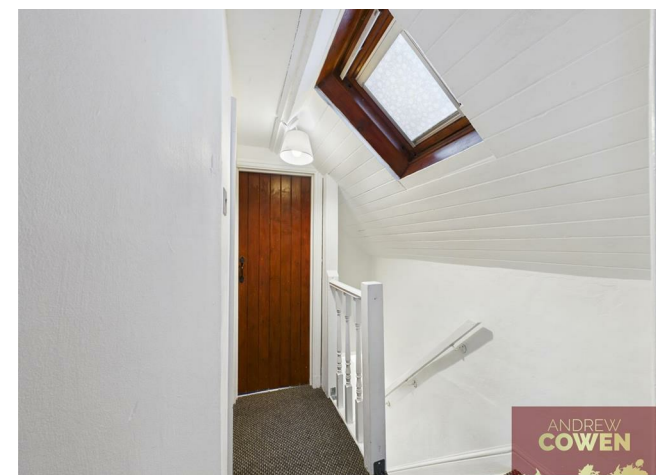
Council Tax Band: B



Internally, the property comprises, entrance hallway, a living room with open fire, great for those cosy winter evenings, a separate dining room and a fitted kitchen with a range of wall and base units and a utility area. To the first floor there are two good sized double bedrooms and a three-piece family bathroom. Externally, the property benefits from a private fenced rear lawned garden and a garage.

Located in the desirable village of Sherburn, affords easy access to a wealth of local amenities including shops, post office, primary school, with pre-school facility, beauty salon and hairdresser, doctor's surgery, public house, church , chapel sports field & club house . With a school bus service for the secondary schools and easy access to the A64, Malton is approximately 12 miles west, Scarborough is 10 miles east and York is 30 miles south-west.

Early viewing highly recommended to fully appreciate the space, setting and surroundings on offer. Please contact our friendly Sales Team on 01723 377707 to book your viewing today.



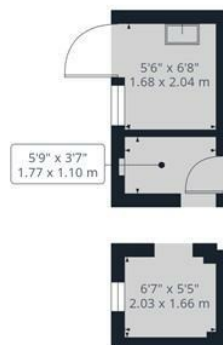




Floor 0 Building 1



Floor 1 Building 1



Out buildings

Floor 0 Building 2



Approximate total area<sup>(1)</sup>

849 ft<sup>2</sup>

78.7 m<sup>2</sup>

Reduced headroom

47 ft<sup>2</sup>

4.4 m<sup>2</sup>

(1) Excluding balconies and terraces

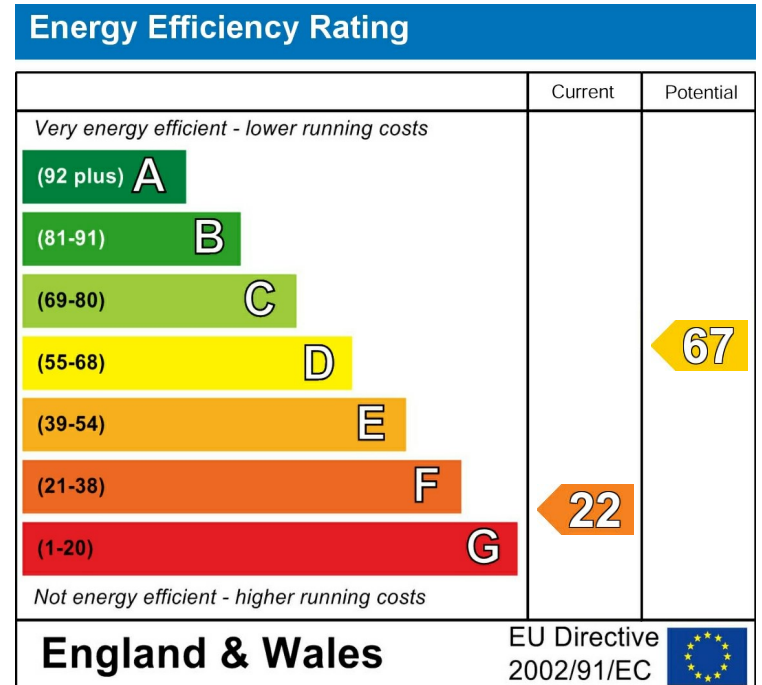
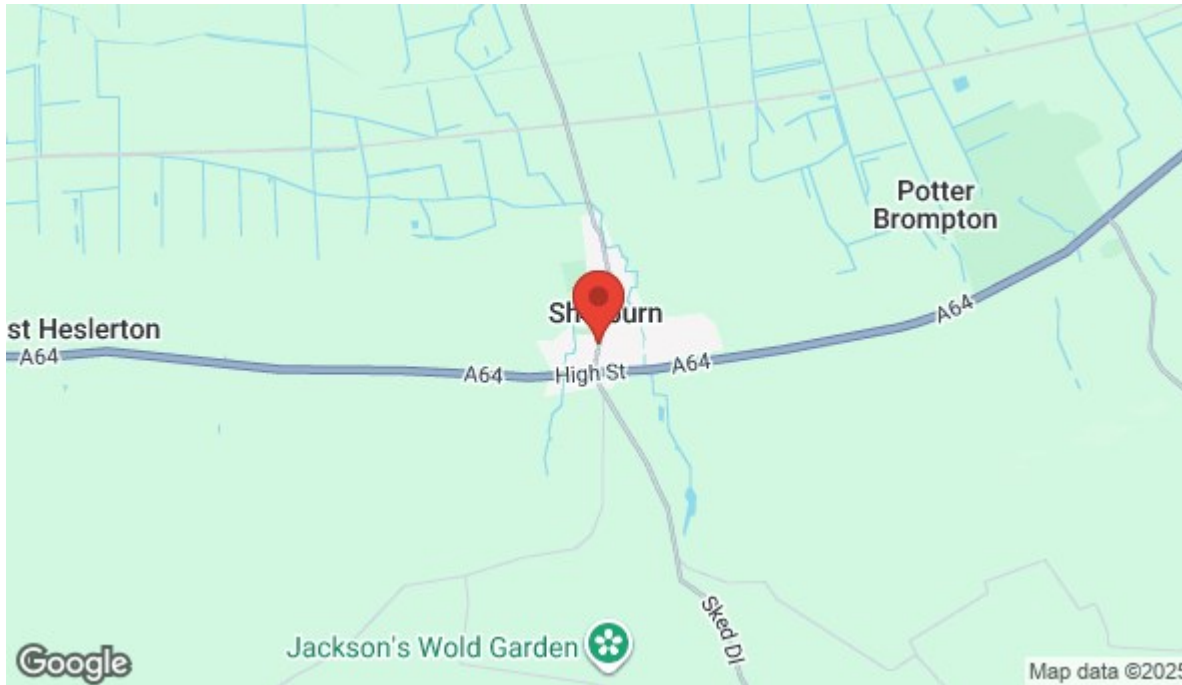
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Viewings

Call the office to make  
an appointment today!

**01723 377707**



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## Looking to Sell?

Book a no obligation valuation today!

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