



**MARK
STEPHENSONS**

ESTATE & LETTING AGENTS



6 Hall Farm Cottages | Main Street | Hovingham | YO62 4JS

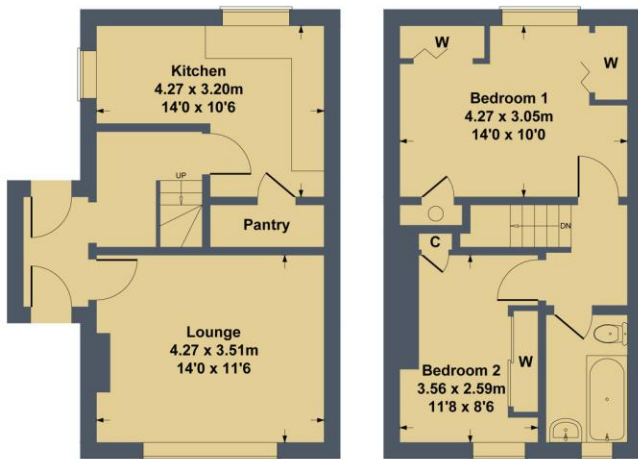
Shared ownership opportunity. Price represents a 17.5% share based on a full market value of £130,000. Will require updating works. Chain free sale. Current monthly rent of £632.45. Suited to cash buyers and not those requiring a mortgage. Subject to local occupancy criteria - details on request.

Shared Ownership £22,750

- SHARED OWNERSHIP
- 17.5% SHARE PLUS RENT
- LEASEHOLD
- REQUIRES UPDATING
- CHAIN FREE SALE



Approximate Gross Internal Area 759 sq ft - 69 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



DIRECTIONS

Hovingham is a sought after village lying approximately 8 miles from the 3 market towns of Malton, Helmsley and Kirkbymoorside and only 20 miles from the City of York. The village is served by a good range of local amenities including two public houses, church, shop, village hall and primary school. Best found by heading out of Malton along the B1257 proceeding into the village along the Main Street whereby 6 Hall Farm Cottages can be found on the right hand side towards the far end of the village clearly identified by our board.

SERVICES

All mains are connected to the property.

COUNCIL TAX Band C

ACCOMMODATION

HALLWAY

With entrance doors both front and rear, stairs off to first floor, radiator, night storage heater.

LOUNGE

14'0" x 11'6" (4.27m x 3.51m)

Open fire, rear window, night storage heater.

DINING KITCHEN

14'0" x 10'6" (4.27m x 3.2m)

Base and wall units, side window, front window, radiator, walk-in pantry.

FIRST FLOOR

LANDING

Hatch to loft space, leading off to:

BEDROOM 1

14'0" x 10'0" (4.27m x 3.05m)

Front window, built-in wardrobes and airing cupboard.

BEDROOM 2

11'6" x 8'6" (3.51m x 2.59m)

Rear window, night storage heater, built-in cupboard.

BATHROOM

Fully tiled with three piece suite comprising bath with shower over, WC and wash hand basin. Rear window, night storage heater.

OUTSIDE

Enclosed rear garden. Parking.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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