



**Ford Cottage  
Settrington  
Malton  
North Yorkshire  
YO17 8NP**

**Offers in Excess of £280,000**

**bettermove**



## Malton

Bettermove are proud to present this 2 bedroom Terraced House in the sought after village of Settrington.

The property benefits from double glazing, oil fired central heating throughout and has ample parking available nearby. The council tax band is C.

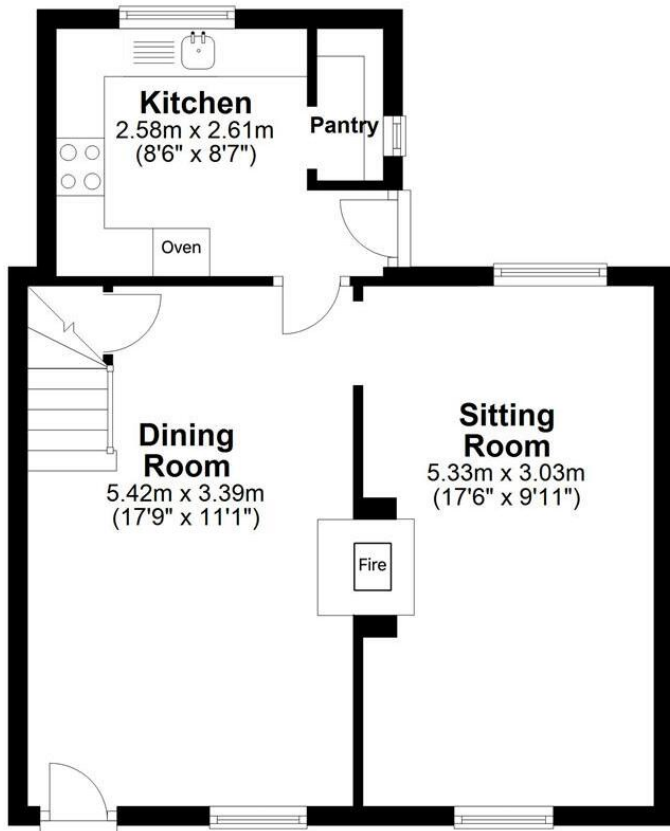
The interior of this beautifully presented property comprises a spacious living room with a log-burning stove, dining room and fitted kitchen on the ground floor. The first floor consists of two double bedrooms and the family bathroom. The exterior boasts a private rear garden with a stone outbuilding for additional storage, perfect for enjoying the summer months.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



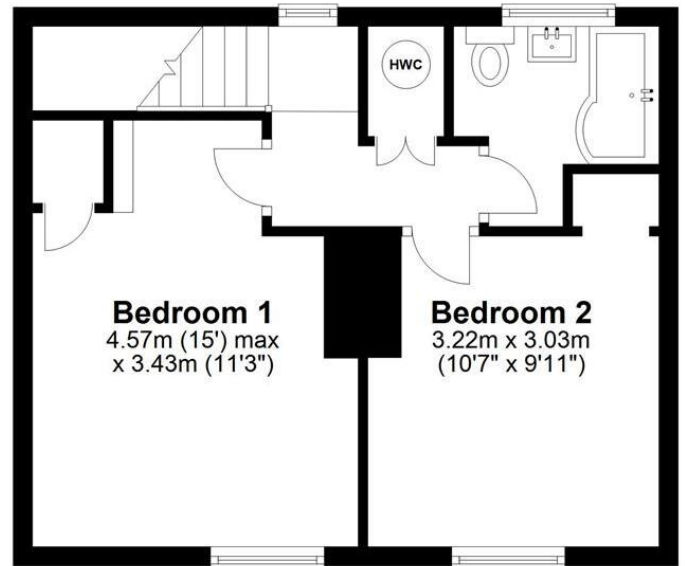
## Ground Floor

Approx. 44.5 sq. metres (478.6 sq. feet)



## First Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



Total area: approx. 79.8 sq. metres (859.0 sq. feet)

### Ford Cottage, Settrington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	24	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	26	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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