

**1 Thorpe Cottages, Scagglethorpe,
 North Yorkshire, YO17 8ED**
Offers over £395,000

Well-presented and spacious semi-detached house occupying a generous sized plot of just under a 1/4 of an acre.

This village house has been substantially extended and now provides the following accommodation: entrance hall, sitting room with log burner, open plan dining kitchen, rear boot room/utility and ground floor shower room, first floor landing, master bedroom with en-suite shower room, two further bedrooms and a family bathroom.

The property is located on the edge of Scagglethorpe village and benefits from an abundance of parking, large garage and workshop and gardens to the front and rear.

Scagglethorpe is a popular village approximately 4 miles east of Malton. The village has a public house and lies on the main Coastliner bus route. A complete range of local facilities can be found in Malton and Norton, including the railway station with regular services to York, the East Coast and beyond. The property itself is best found by heading into Scagglethorpe by turning off the A64.

EPC RATING TBC



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales <small>EU Directive 2002/91/EC</small> | |
| Environmental Impact (CO ₂) Rating | |
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales <small>EU Directive 2002/91/EC</small> | |

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
 01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
 England and Wales VAT Reg. No 934616515



ENTRANCE

Door to front aspect, stairs to first floor landing.

LIVING ROOM/DINING ROOM

20'0" x 13'5" (6.12 x 4.09)

Window to front aspect, French doors to rear aspect, exposed brick fire surround with log burning stove, oak mantel, built in storage cupboards, storage cupboard, under stairs storage, power points, TV point, telephone point.

KITCHEN

20'0" x 13'8" (6.12 x 4.19)

Extended in 2001, windows to front and rear aspect, wood style flooring, range of wall and base units with work surfaces, ceramic sink and drainer with mixer tap, integrated dishwasher, double electric oven, electric four ring hob, extractor fan, space for fridge, space for freezer, plumbed for washing machine, power points, TV point.

REAR BOOT ROOM

Window to rear aspect, door to side aspect, wood style flooring, power points, electric radiator.

GUEST CLOAKROOM

Low flush WC, wall hung wash hand basin, extractor fan.

FIRST FLOOR LANDING

Loft access (part boarded), pull down ladders

BEDROOM ONE

20'0" x 13'8" (6.10 x 4.19)

Windows to front, rear and side aspects, storage heater, power points

EN-SUITE

Matching white suite comprising: corner shower cubicle, with electric shower, wash hand basin and low flush WC, extractor fan.

BEDROOM TWO

14'2" x 9'6" (4.34 x 2.90)

Window to front aspect, built in wardrobes, storage heater, power points.

BEDROOM THREE

10'11" x 9'1" (3.35 x 2.77)

Window to rear aspect, power points, built in wardrobes, airing cupboard, emersion heater and hot water tank.

HOUSE BATHROOM

Window to rear aspect, three piece suite comprising: low flush WC, bath and wash hand basin in vanity unit, part tiled walls, electric towel rail, corner shower with power shower.

GARAGE/WORKSHOP

26'2" x 14'6" (7.98 x 4.42)

Concrete floor, hinge doors, side door access to car port, power and lighting, framework and electric car hoist.

CAR PORT/OUTBUILDING

Tarmac, door into garage/workshop

OUTBUILDINGS/YARD

A range of outbuildings, some with electric and plumbing. Separate access from the old a64 with 12ft gate.

GARDEN

To the front of the property there is an enclosed garden area with mainly laid lawn and views. There is plenty of parking and turning space with the property and a further garden to the rear consisting of lawn and a flagged patio and access to the range of outbuildings. Outside tap, outside lighting and security cameras.

SERVICES

Solar Panels, Storage Heating, Mains drains.

COUNCIL TAX BAND B

Ryedale District Council

ADDITIONAL INFORMATION

All windows and doors replaced in 2021, (bedroom windows are all acoustic glass).



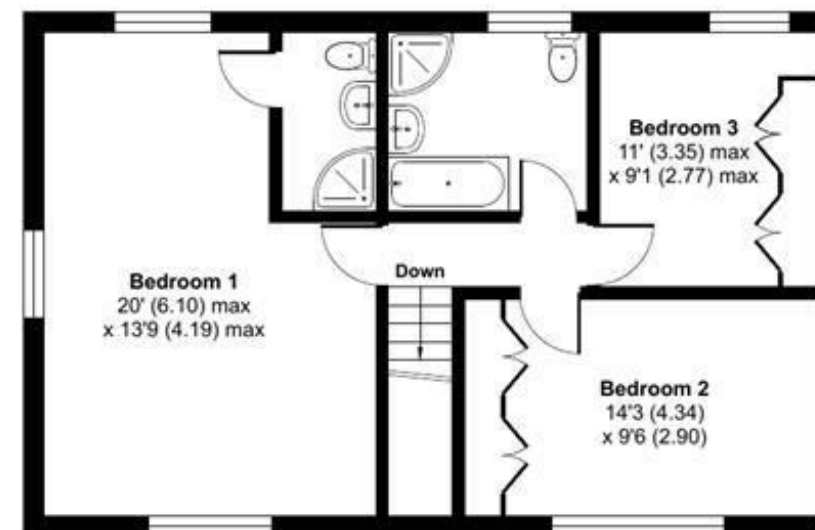
Thorpe Cottages, Scagglethorpe, YO17

Approximate Area = 1355 sq ft / 125.8 sq m

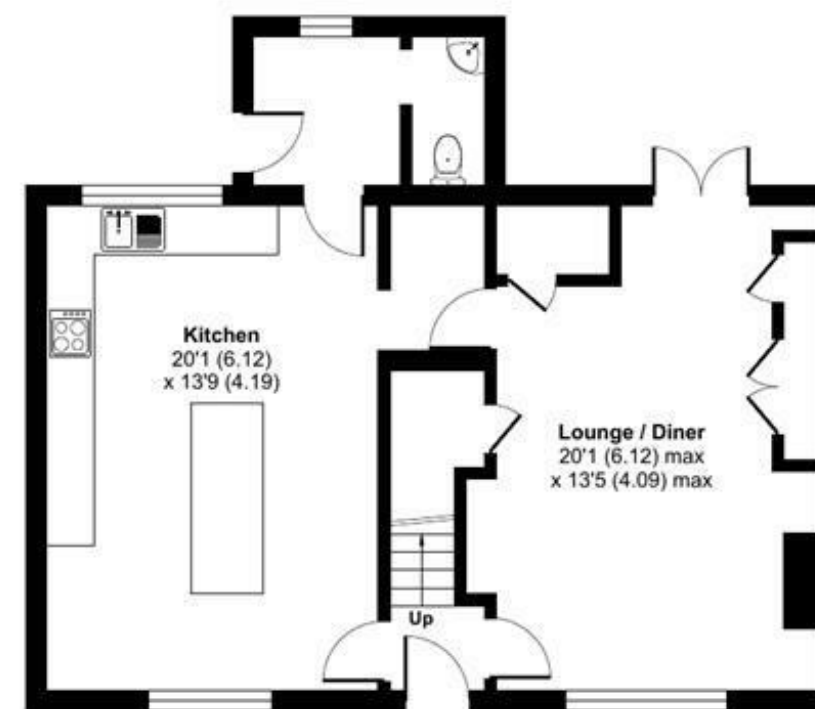
Outbuilding = 527 sq ft / 48.9 sq m

Total = 1882 sq ft / 174.7 sq m

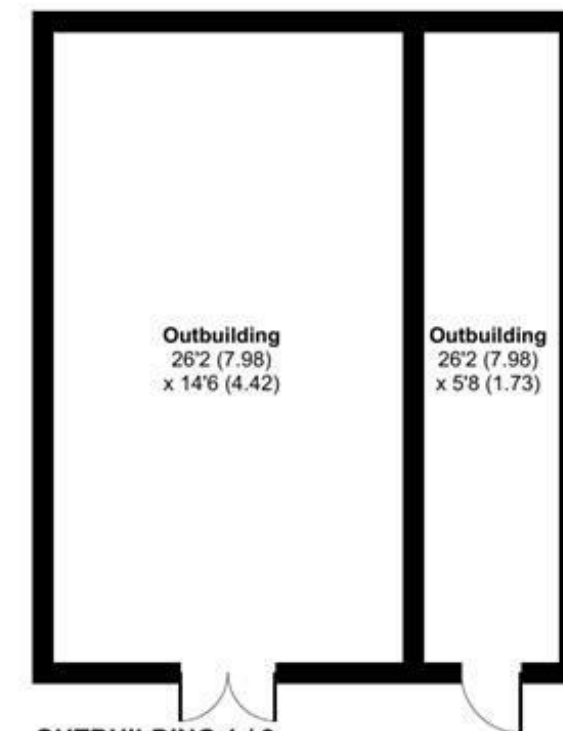
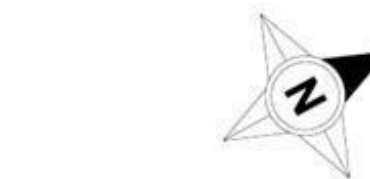
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FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Willowgreen Estate Agents. REF: 953699.

