

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	EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating	
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	EU Directive 2002/91/EC

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



Sherwood, 65 Middlecave Road, Malton, , YO17 7NQ Offers in excess of £850,000

Sherwood is a substantial Edwardian home dating back to 1913, facing predominately south, located in one of Malton's most favoured locations. This elegant six bedroom house with accommodation over three floors has been completely renovated by the current vendors offering a flexible living space of a high quality specification throughout. The ground floor has scope for an annexe with a separate entrance. There are beautiful mature, south facing landscaped gardens.

The accommodation comprises; reception hall, sitting room, kitchen, orangerie, dining room, guest cloakroom, utility room and study. To the first floor is the master bedroom with an en-suite and dressing area and balcony overlooking the rear garden, two further double bedrooms and a house bathroom. To the second floor there are three double bedrooms.



ENTRANCE HALLWAY

Stained glass doors, picture rail, wooden floorboards, power points, radiator,

KITCHEN

16'1" x 12'0" (4.91 x 3.67)

Window to side aspect, d, range of wall and base units with solid oak surfaces & granite, double Belfast sink with hot kettle tap, Rangemaster cooker with gas hob, tiled splashback, extractor hood, integrated dishwasher, American fridge freezer, power points, radiator. Opening into the orangerie;

ORANGERIE

10'4" x 24'5" (3.17 x 7.45)

Windows to side and rear aspect, wooden style floor, lantern ceiling, power points, downlights, under floor heating, TV point, double French doors out onto rear garden.

SITTING ROOM

16'0" x 13'11" (4.88 x 4.26)

Bi-fold doors to orangerie, wooden floor, log burner with stone surround, ceiling rose, power points, TV point, radiator, picture rail,

DINING ROOM

11'11" x 18'9" (3.65 x 5.72)

Window to front and side aspect, power points, downlights, radiator.

UTILITY ROOM

11'9" x 8'11" (3.60 x 2.74)

Window to side aspect, fitted base units with wooden work surfaces, plumbing for washer/dryer, Belfast sink with extendable shower head, power points, radiator.

STUDY

10'0" x 8'4" (3.06 x 2.56)

Window to front aspect, power points, radiator.

FIRST FLOOR LANDING

BEDROOM ONE

12'1" x 12'6" (3.68m x 3.81m)

Dual aspect windows, double doors onto balcony, power points, radiator.

EN-SUITE

Refitted in 2023, window to side aspect, fully tiled walk in shower, built in sink with vanity unit, low flush W/C, heated towel rail, sensor lights.

DRESSING AREA

8'10" x 9'11" (2.71 x 3.03)

Window to side aspect, power points, radiator.

BEDROOM TWO

16'0" x 13'11" (4.88 x 4.25)

Window to rear aspect, cast iron feature fireplace, power points, radiator.

BEDROOM THREE

11'11" x 13'7" (3.65 x 4.16)

Window to front aspect, cast iron fireplace, built in storage, power points, radiator.

FAMILY BATHROOM

Part panelled, window to front aspect, free standing bath tub with mixer taps and extendable shower head, fully tiled walk in shower, built in sink with vanity unit, heated towel rail, high flush WC.

SECOND FLOOR LANDING

Power, radiator, walk in storage.

BEDROOM FOUR

16'0" x 13'11" (4.88 x 4.26)

Window to rear aspect, power points, radiator, cast iron fireplace.

BEDROOM FIVE

12'0" x 13'11" (3.67 x 4.25)

Window to side aspect, power points, radiator

BEDROOM SIX

12'1" x 12'1" (3.70 x 3.69)

Window to front aspect, power points, radiator, cast iron fireplace.

GARDEN

South facing rear garden, with mature shrubs, three herbaceous borders, fruit garden, vegetable garden. There is a summerhouse with power and water, two greenhouses, storage shed, tree house, fire pit and patio area. Garden shed to front, outside taps.

SERVICES

Mains gas, water and electricity, ultra fast fibre broadband.

COUNCIL TAX BAND F

TENURE

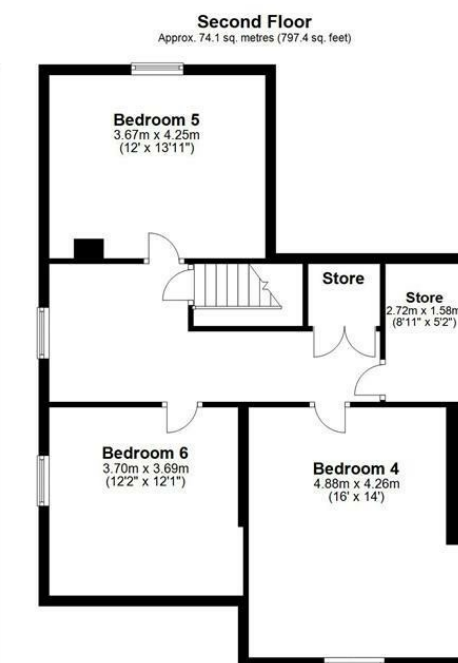
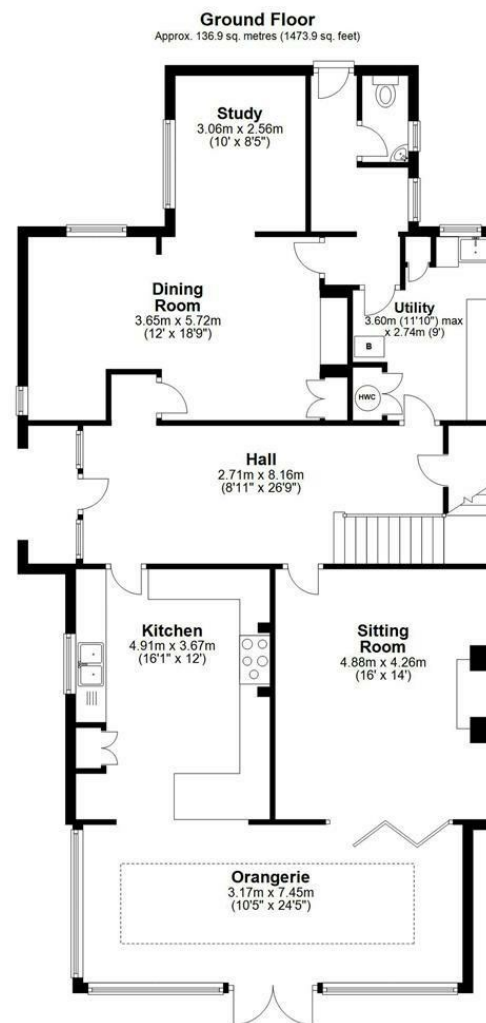
Freehold.

GARAGE

Power and light.

GUEST CLOAKROOM

Window to side aspect, low flush WC & hand basin.



Total area: approx. 305.6 sq. metres (3289.6 sq. feet)
65 Middlecave Road, Malton