

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

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

Dale View, 4 Waddale End, Weaverthorpe, Malton, North Yorkshire, YO17 8HG Offers in excess of £575,000

Dale View is a spacious five bedroom family home with an adjoining one bedroom annexe providing the option for multi generational living or a rental income. Set within the popular village of Weaverthorpe on the edge of the Yorkshire Wolds with south facing gardens this family home offers over 4600 sq ft of generously sized accommodation finished to a high standard. The plot in total extends to approximately 0.95 acres including front and rear lawned gardens with patio seating area and a 0.65 acre paddock.

The accommodation comprises: large reception hallway with oak panelled staircase leading to galleried landing, sitting room with exposed beams and open fire, dining room, conservatory with underfloor heating, dining kitchen fitted with doors onto the garden, and utility room.

To the first floor is the master bedroom with fitted wardrobes to one aspect and concealed door to en suite with large walk in shower, three further bedrooms, bedroom two being en suite and family bathroom. To the second floor is a fifth bedroom currently used as a study, a cinema and games room with surround sound and an office with computer network points.

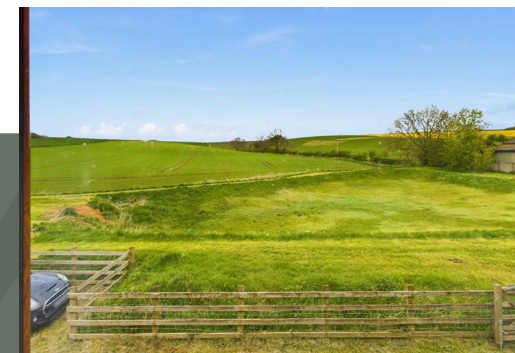
To the outside is a detached garage with a one bedroom annexe over, providing the option for multi generational living or a rental income.



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6-8 Market St, Malton, North Yorkshire YO17 7LY

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ENTRANCE HALLWAY

Front entrance door to hallway, oak staircase to first floor, ceramic tiled flooring, underfloor heating, understairs cupboard housing central controls for integral sound system, power points.

GUEST CLOAKROOM

Window to front aspect, tiled flooring, low flush W.C with built in sink with vanity unit, extractor fan.

DINING ROOM

18'9" x 12'8" (5.74 x 3.88)

Windows to front and side aspect, recessed ceiling spot lights, underfloor heating, power points.

LIVING ROOM

18'1" x 24'0" (5.52 x 7.32)

Windows to front and side, open fire set in feature brick and beam fireplace, exposed beam to ceiling, surround sound speakers, under floor heating, TV point, power points.

CONSERVATORY

16'5" x 19'8" (5.02 x 6.00)

Windows to front, side and rear aspect, tiled flooring with underfloor central heating, power points.

KITCHEN

18'9" x 24'3" (5.74 x 7.41)

Window to side aspect, range of units, Belfast double sink, single undermounted Belfast sink, island unit, Neff ovens, integrated fridge, integrated freezer, winecooler, electric induction hob and gas hob (LPG) tiled splashback, ceramic tiled flooring, inset ceiling spot lights, exposed beam to ceiling, dining area with French doors to garden, inset speakers, under floor heating, power points.

UTILITY ROOM

Oil central heating boiler, double Belfast sink with mixer taps, plumbing for washing machine, base and wall units, extractor fan, power points.

FIRST FLOOR LANDING

Galleried landing with view to ground floor and staircase to second floor, window to rear, oak balustrading, inset ceiling lights, control for central heating, power points.

MASTER BEDROOM

18'10" x 18'5" (5.76 x 5.63)

Windows to side and rear aspect, oak fitted wardrobes to one aspect providing ample storage and hanging area, hidden door to en-suite bathroom, TV point, inset speakers, coving to ceiling, under floor heating, power points.

EN-SUITE

Tiled walls and flooring, large walk in shower cubicle with rainfall shower, low level W.C, wash hand basin, heated towel rail, inset ceiling spot lights, extractor fan, thermostat control, under floor heating.

BEDROOM TWO

11'10" x 11'9" (3.61 x 3.59)

Windows to front and side aspect, TV point, under floor heating, power points.

EN-SUITE

Walk in shower cubicle, low flush W.C, corner wash hand basin, wet walling, extractor fan.

BEDROOM THREE

14'9" x 11'10" (4.51 x 3.61)

Window to rear and side aspect, TV point, power points, under floor heating, ceiling spot lights.

STUDY

19'3" x 7'6" (5.87 x 2.30)

Windows to front aspect, TV point, power points, under floor heating.

BATHROOM

Window to front aspect, fully tiled floor and walls, walk in shower cubicle, fully tiled bath tub with mixer taps, wash hand basin with vanity unit, vanity cupboards and storage cupboards, inset ceiling spot lights, extractor fan, heated towel rail, large walk in airing cupboard housing the pressurised hot water tank and shelving, under floor heating.

SECOND FLOOR LANDING

BEDROOM FOUR

14'10" x 13'3" (4.54 x 4.05)

Velux window to rear aspect, fitted units, inset spot lights, computer network points, power points.

CINEMA ROOM

28'9" x 13'3" (8.78 x 4.06)

Velux windows to rear aspect, rear, wiring for surround sound, eaves storage, power points.

BEDROOM FIVE

11'1" x 19'10" (3.38 x 6.06)

Velux windows to side aspect, inset spotlights, power points.

GARAGE

Two double timber doors, two windows to side, power and light,

ANNEXE LIVING/ KITCHEN/BATHROOM

Accessed via its own private door, up the stairs into the living/kitchen space, this comprises; kitchen units with oak worktops, ceramic hob, built in oven, integrated fridge, integrated washing machine, stainless steel sink and power points. The bathrooms is fully tiled with a walk in shower cubicle, low flush W.C, hand wash basin, heated towel rail, extractor fan. A separate bedroom with radiator and power points, overlooks the paddock.

GARDEN/PADDOCK

The property is approached via a driveway leading to a driveway providing ample off street parking for multiple vehicles, giving access to the detached garage and workshop. Laid mainly to lawn with mature trees. Set back from the property is a paddock measure approx. 0.65 acres.

SERVICES

Mains drainage, oil fired central heating, underfloor heating throughout the ground floor programmable by individual "smart controllers".

COUNCIL TAX BAND F

Annexe Council Tax Band - A

