

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	66
(39-54) E	38
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & 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 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 <sub>2</sub> 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](http://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

## Fordlea, Main Street, Amotherby, North Yorkshire, YO17 6UN Guide price £475,000

\*\*\* OFFERED WITH NO ONWARD CHAIN \*\*\*

Fordlea is a detached home offering excellent ground floor living space together with three bedrooms, family bathroom, nicely established gardens and double size garage with workshop located only a small few minutes drive west of Malton.

The internal accommodation consists of entrance porch, reception room, impressive through living/dining room with open fireplace, farmhouse style kitchen with Aga, rear utility and guest cloakroom. Upstairs there are three good double bedrooms including master en-suite and family bathroom. There are mature well tended gardens, extensive parking/hardstand space, car port, detached double garage with workshop and coal store. Oil central heating. UPVC double glazing.

Amotherby is a popular and desirable village some 3 miles northwest of Malton. The Community Primary School is within a short walk of the property and is extremely popular. The village also has a Cantonese restaurant and a village hall. Castle Howard is within a few miles to the south of the property and there are many lovely local walks. Malton offers an excellent range of amenities with its railway station, secondary school a wide variety of shops and restaurants together with social and sports clubs.

EPC RATING F



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**ENTRANCE HALLWAY**  
 8'11" x 4'0" (2.74m x 1.22m)  
 UPVC double glazed door.

**LIVING ROOM**  
 26'2" x 12'4" (8.00m x 3.78m)  
 Triple aspect, bay windows, double glazed French doors to outside, decorative fireplace with marble hearth, tiled surround and timber mantelpiece, power points, radiators.

**FAMILY ROOM**  
 13'5" x 12'4" (4.09m x 3.78m )  
 Bay window to front aspect, brickset fireplace (blocked off) on a tiled hearth with timber mantelpiece, power points, radiator.

**KITCHEN/BREAKFAST ROOM**  
 18'6" x 14'0" (5.66m x 4.29m )  
 Triple aspect windows, range of fitted base and wall mounted units with granite work surfaces over, oil fired Aga, sink and drainer with chrome mixer taps, induction hob, oven and grill with extractor over, tiled floor.

**UTILITY ROOM/CLOAKROOM**  
 14'6" x 5'2" (4.42m x 1.60m)  
 Range of fitted base and wall mounted units, Trianco oil fired boiler, low flush wc and hand wash basin.

**FIRST FLOOR LANDING**

**BEDROOM ONE**  
 14'4" x 11'10" ( 4.39m x 3.63m)  
 Dual aspect uPVC double glazed windows, fitted wardrobes, single radiator.

**EN-SUITE**

**BEDROOM TWO**  
 13'6" x 12'0" (4.14m x 3.66m)  
 uPVC double glazed window to the front, fitted wardrobe, over stairs cupboard, radiator.

**BEDROOM THREE**  
 13'5" x 11'10" ( 4.11m x 3.63m)  
 uPVC double glazed window to the front, radiator.

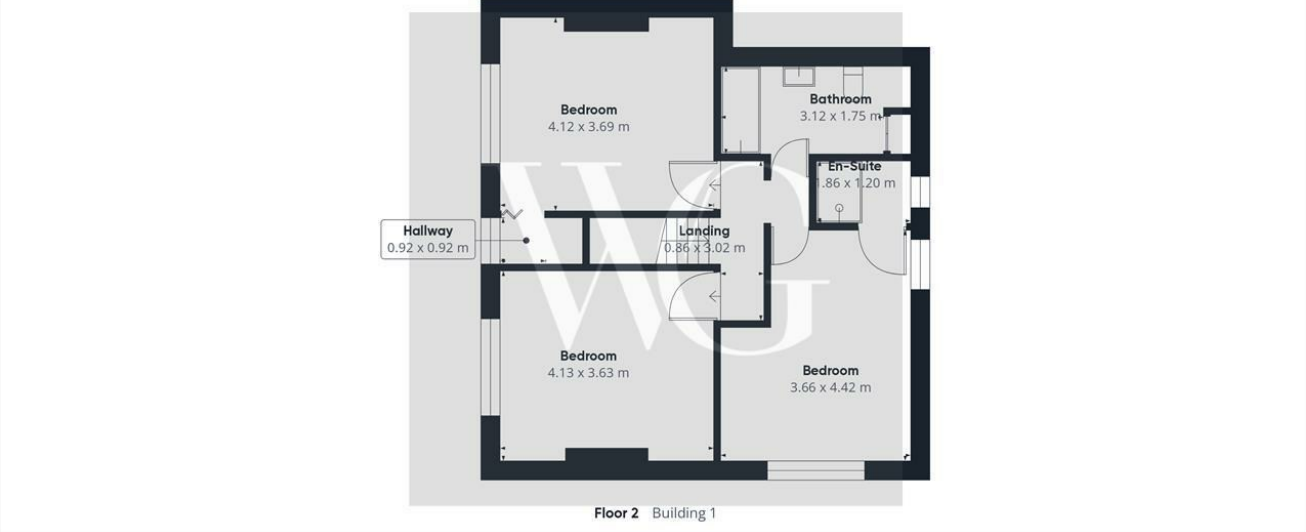
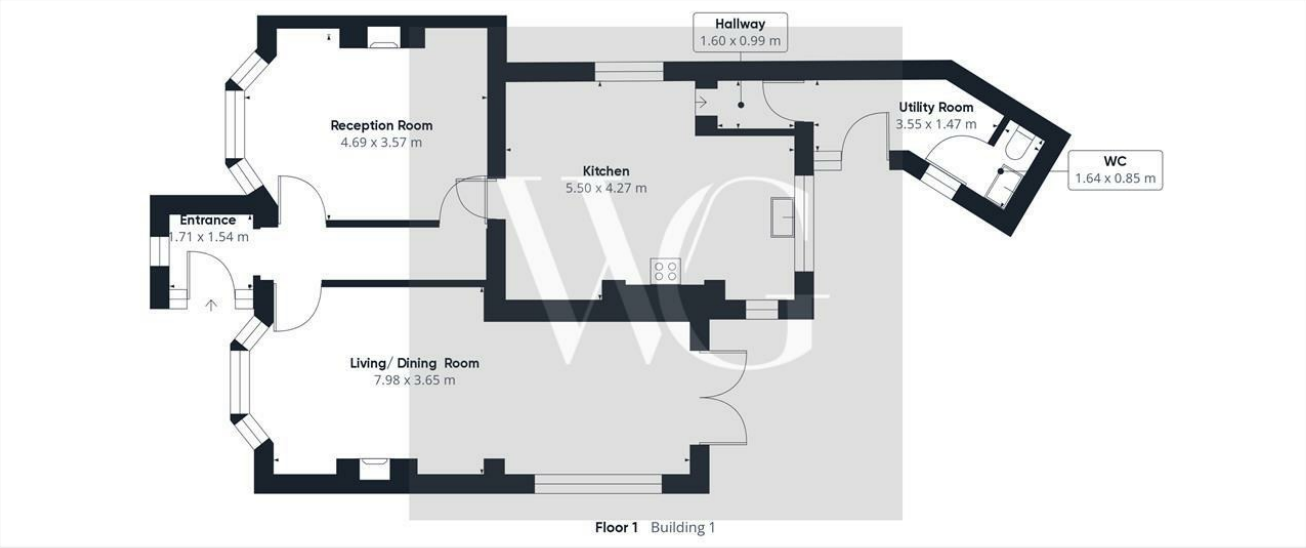
**FAMILY BATHROOM**  
 Three piece suite comprising panelled bath, low flush wc and wash hand basin into vanity unit, uPVC Velux sky light, radiator.

**OUTSIDE**  
 To the outside, the property is approached through double timber gates leading to a private driveway and double garage and workshop. A patio area to the rear of the property leads to landscaped gardens with herbaceous borders, raised beds and hardstanding area with greenhouse and ample off-street parking.

**DETACHED DOUBLE GARAGE**  
 With twin electric roller shutter doors, electric power and lighting.

**WORKSHOP**  
 Comprising workshop, store and separate coal house.

**SERVICES**  
 Mains electricity, water and drainage. Oil fired central heating, Hot Water from oil range cooker  
 Council Tax Band F



<b>WG</b>	
<b>Approximate total area<sup>®</sup></b> 135.74 m <sup>2</sup>	
<b>Reduced headroom</b> 0.04 m <sup>2</sup>	
<small>(1) Excluding balconies and terraces</small>	
<small>☒ Reduced headroom (below 1.5m/4.92ft)</small>	
<small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small>	
<b>GIRAFFE360</b>	