



7 Howe View
Duggleby, Malton, North Yorkshire YO17 8BL
Guide price £260,000


WILLOWGREEN
ESTATE AGENTS

Excellent three bedroom village property on the edge of the Yorkshire Wolds and has been a loving family home for over 30 years by the current owners. The property sits on a prime plot with open views to the front aspect with open field views.

Immaculately presented inside and out, this home in brief comprises; entrance hallway, sitting room with log burner. kitchen/dining room, sun room over looking front and rear gardens. To the first floor there are three bedrooms and the house bathroom.

Externally, the gardens are well maintained and to the rear has a range of plants, trees, mature herbaceous borders and steps down into a private mainly laid to lawn area offering peace and tranquilly. To the front of the property is gated and secure with wrought iron gates, brick lights, lamp post, driveway with parking for multiple vehicles and a range of plants and trees. The property sits on a prime plot with open views to front aspect with open field views.

EPC Rating C



ENTRANCE HALLWAY 6'7" x 3'2" (2.02m x 0.97m)
Window to front aspect, stairs to floor landing, radiator and power points.

SITTING ROOM 10'8" x 15'7" (3.26m x 4.75m)
Windows to front and rear aspect, multi fuel log burner, power points, radiator and coving.

KITCHEN/DINING 10'11" x 15'7" (3.34m x 4.75m)
Windows to front and rear aspect, tiled flooring, under stairs storage cupboard, range of wall and base units with tiled splash back, sink, electric oven, electric hob, integrated dishwasher, fridge/freezer and power points.

SUN ROOM 7'3" x 12'2" (2.22m x 3.71m)
Tiled flooring, doors to front and rear aspect, power points and radiator.

UTITLIY ROOM 4'9" x 14'6" (1.46m x 4.43m)
Windows to rear and side aspect, door to side aspect, space for washing machine, space for dryer and space for fridge/freezer.

GUEST CLOAKROOM
Window to side aspect, sink and low flush WC.

FIRST FLOOR LANDING
Window to rear aspect, radiator and power points, loft access which half boarded with power and ladder.

BEDROOM ONE 8'7" x 10'10" (2.63m x 3.32m)
Window to front aspect, fitted wardrobes, storage cupboard, radiator and power points.

BEDROOM TWO 10'10" x 6'9" (3.31m x 2.06m)
Window to front aspect, radiator and power points.

BEDROOM THREE 7'10" x 8'8" (2.40m x 2.66m)
Window to side aspect, power points and radiator.

HOUSE BATHROOM 7'4" x 4'6" (2.26m x 1.38m)
Window to rear aspect, bath with electric shower above, sink and storage unit.

GARDEN
Externally, the garden to the rear has a range of plants, trees and mature herbaceous borders and steps down into a private mainly laid to lawn area offering peace and tranquility. The front of the property is gated and

secure with wrought iron gates, driveway with parking for multiple vehicles and a range of plants and trees. The property sits on a prime plot with open views to front aspect.

DRIVEWAY
Parking for multiple vehicles.

TENURE
Freehold.

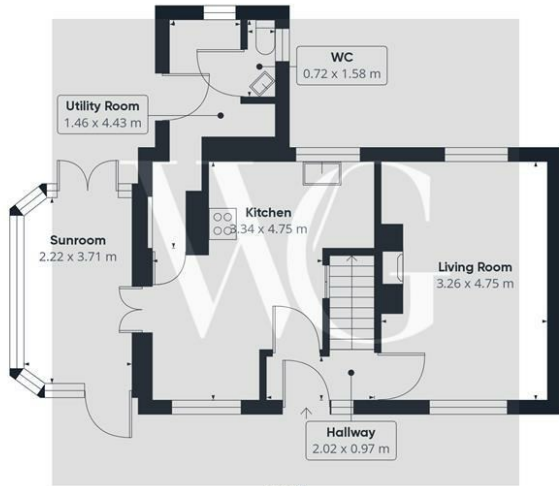
SERVICES
Oil fired central heating and mains drainage.

COUNCIL TAX BAND B

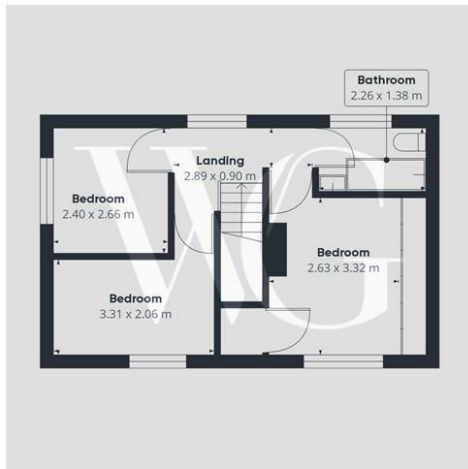
LOCATION
Duggleby is on the edge of the Yorkshire Wolds, and is surrounded by rolling countryside with an abundance of wildlife and local permissions make for great dog walking routes. Located seven miles from Malton, 12 miles from Driffield and 15 miles from Pocklington. It is also accessible to the cities of York (23 miles approx) and Hull (33 miles approx). Duggleby is well placed for visiting the East Coast with Scarborough being approximately 21 miles away. A train station can be found in both Malton and Driffield and a local bus service runs through the village. While there are no immediate facilities within the village itself, it is well served by shops, schools, doctor's surgeries and churches in the nearby villages and towns.







Floor 2



Floor 3

WG

Approximate total area[®]
81.33 m²

(1) Excluding balconies and terraces.

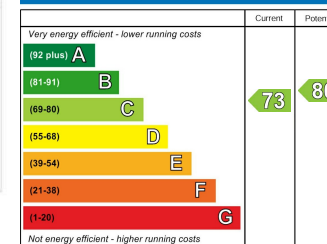
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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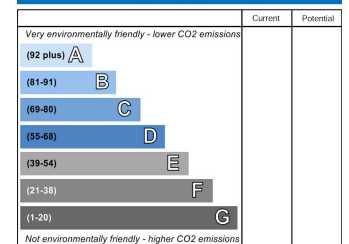


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC



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