



Maple Leaf House 48A Main Street
Ebberston, YO13 9NS
Guide price £550,000

WILLOWGREEN
ESTATE AGENTS

Maple Leaf is a detached house that was built in 2010 creating an energy efficient, high quality finish, family home with spacious, well proportioned rooms.

Maple Leaf also offers a reception hall with beautiful oak staircase, a sizeable sitting room with log burning stove and doors opening to the rear garden, a well equipped dining kitchen with integrated appliances, double doors opening into a dining room, guest cloakroom and an extensive utility room with its own side door. A galleried landing overlooks the hall. The master bedroom, to the rear of the house is a well proportioned room with en suite shower room and walk in wardrobe. There are a further two good double bedrooms to the front of the property and a house bathroom.

Outside there are flagged, low maintenance gardens to the front and sides of the Maple Leaf that join a paved rear patio and steps up to a rear lawn. Beyond is a double width garage with roller door and stairs to a room above that might ideally suit a games room or home office. Maple Leaf also has the benefit of additional parking at the end of the drive.



LOCATION
Ebberston is a charming village in North Yorkshire, perfectly positioned between the stunning North York Moors and the scenic Yorkshire coast. Nestled on the A170, it offers easy access to Dalby Forest, a haven for outdoor enthusiasts, with miles of walking and cycling trails. The village is well-connected, with a regular bus service linking it to the historic market towns of Pickering and Helmsley, as well as the popular seaside resort of Scarborough. With its idyllic countryside setting, yet convenient transport links, Ebberston is an ideal location for those seeking a peaceful rural lifestyle with excellent access to both nature and amenities.

RECEPTION HALL 8'9" x 12'7" (2.67 x 3.84)
Oak turned staircase to first floor with open galleried landing, roof lights and additional windows at half landing and to the front. Engineered oak flooring, oak front door and oak panelled internal doors.

SITTING ROOM 16'10" x 15'6" (5.14 x 4.74)
Engineered oak flooring and feature brick lined fireplace in chimney breast with log burning stove. Full width patio doors and windows opening onto garden terrace and additional side facing windows.

KITCHEN 12'4" x 14'8" (3.77 x 4.48)
Double aspect with front and side facing windows, oak front door, slate tiled floor, ceiling downlights and comprehensive range of quality fittings including base units with granite work surface over, integrated dishwasher, fridge and freezer, Belfast style sink unit, matching wall mounted fittings including display cabinets. Range cooker with extractor hood. Ceiling downlights and concealed lighting to underside of units. Double oak doors to dining/living room.

UTILITY ROOM 14'9" x 8'5" (4.51 x 2.58)
Range of fitted base units, appropriate wall tiling, side facing window and oak outer door. Stainless steel sink unit, plumbing for washer. gas boiler and cylinder cupboard containing the hot water storage units.

GUEST CLOAKROOM
WC, wash basin on stand, extractor fan and oak flooring.

DINING ROOM 12'4" x 11'0" (3.77 x 3.37)
Window to front aspect, slate tile floor with underfloor heating and double oak doors to kitchen.

MASTER BEDROOM 16'4" x 15'7" (4.98 x 4.75)
A very spacious principal bedroom with en-suite shower room and large walk-in wardrobe/dressing room. Rear and side facing windows providing good natural lighting, oak flooring, radiators, shaped ceiling and open aspect. Three radiators.

ENSUITE
Corner shower cubicle, glazed tiled floor, wash basin, w.c., extractor, ceiling downlights, stainless steel towel rail/radiator and roof light.

WALK-IN WARDROBE 7'8" x 3'9" (2.36 x 1.16)
With oak flooring, radiator and hanging rails.

BEDROOM TWO 12'4" x 13'10" (3.77 x 4.23)

BEDROOM THREE 12'4" x 11'11" (3.78 x 3.65)

BATHROOM
Bath in tiled plinth, corner shower unit with shower fitting, wash basin and w.c, radiator/towel rail, ceiling lights, extractor and wall mirror.

DOUBLE GARAGE 18'7 x 18'7 (5.66m x 5.66m)
Electric 'up and over' door, light, power and staircase to first floor GENERAL PURPOSE ROOM: 15' x 18'4, fully plastered and insulated with two roof lights, power, light and telephone point. This room is ideal for office space/hobbies/gym etc.

Vehicle access is gained from Back Lane via a shared driveway to a substantial turning area.

STORAGE AREA/OFFICE/GYM 18'4" x 14'11" (5.6 x 4.56)
Fully plastered and insulated with two roof lights, power, light and telephone point. This room is ideal for office space/hobbies/gym etc.

GARDEN
Paved forecourt garden and tiled walkway leading round into enclosed patio area. Beyond is a raised lawn with borders and side path leading to a substantial garage block and additional parking for several vehicles.

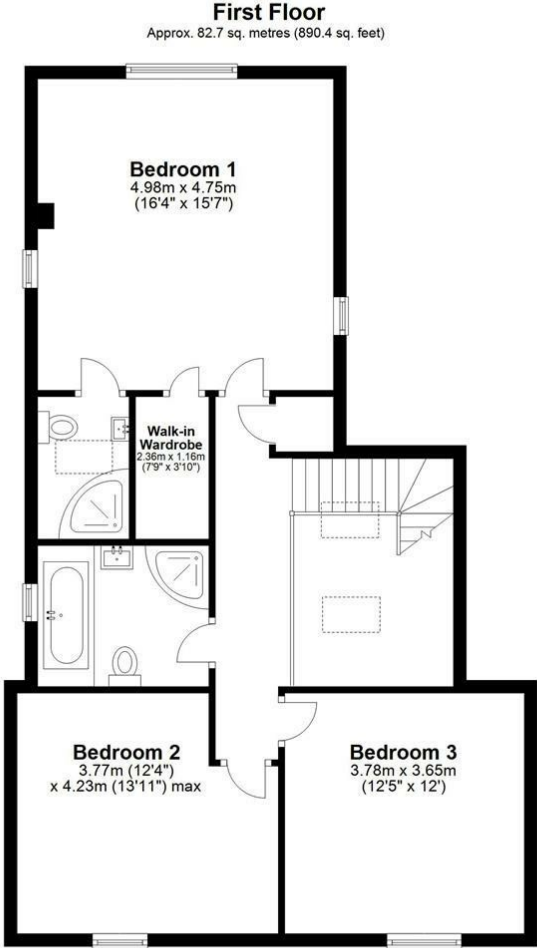
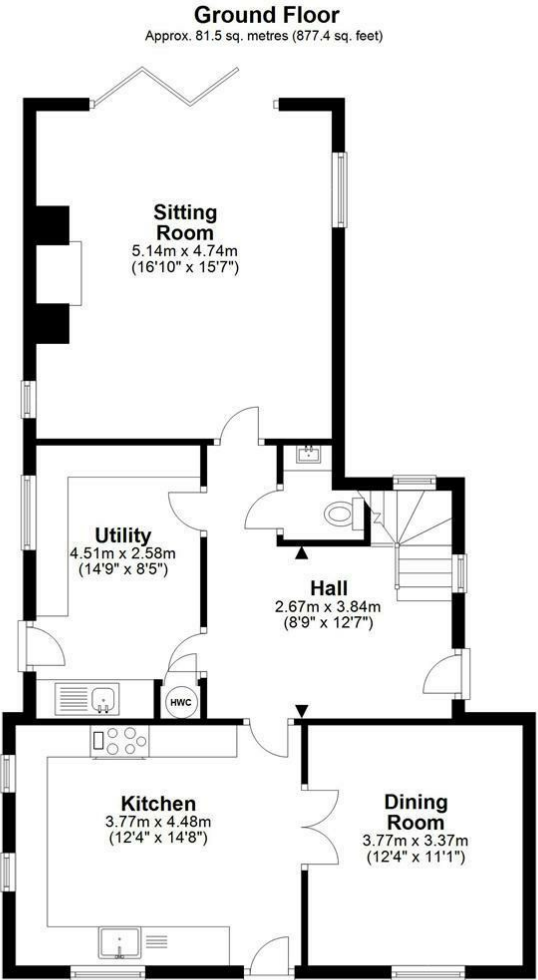
TENURE
Freehold.

SERVICES
Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating. Double Glazing. Underfloor Heating

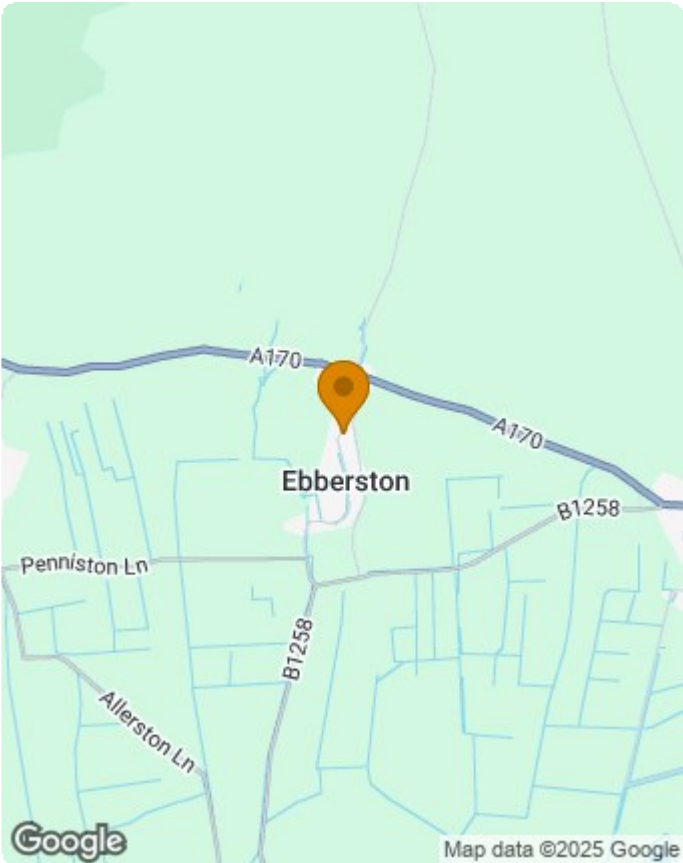
COUNCIL TAX BAND F







Total area: approx. 164.2 sq. metres (1767.8 sq. feet)
48A Main Street, Ebberston



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		
	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	EU Directive 2002/91/EC	



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