



3 Main Street

Acklam, YO17 9RG

Price Guide £250,000



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3 Main Street is a charming two bedroom Grade II listed mid-terrace cottage located in the quiet village of Acklam. The property is deceptively spacious inside with a generous entrance hall/dining room, kitchen and stunning sitting room with views over the countryside. To the first floor there are two large double bedrooms with vaulted ceilings and both with en-suite shower rooms. The cottage charm has been maintained throughout with exposed beams, original brick exposed walls and vaulted ceilings. However, the property still remains light and airy throughout. The south facing garden has been well maintained and the raised patio area takes advantage of the views. A well maintained property, located in a desirable village location.

- Beautifully presented two bedroom mid-terrace cottage
- Modern light and airy kitchen
- Village location
- En-suite to both bedrooms
- Rear sitting room overlooking the garden
- Spacious garden with stunning views over the countryside
- Spacious reception/dining room
- Grade II listed
- Can be offered with NO ONWARD CHAIN

Reception/Dining Room

14' x 10'6 (4.27m x 3.20m)

Solid wood front door, front aspect window, beams to ceiling, wood burning stove, telephone point, radiator and stairs leading to first floor landing.

Kitchen

11'9 x 8'6 (3.58m x 2.59m)

Window to rear aspect looking into the sitting room, range of wall and base units with roll work top surfaces, tiled splash back, sink and drainer unit, integrated fridge/freezer and microwave, electric oven and hob with extractor hood over, radiator, power points, understairs cupboard.

Sitting Room

12'11 x 12'0 (3.94m x 3.66m)

Rear aspect windows and door leading to the garden, radiator and wood flooring.

Landing

Velux window, airing cupboard.

Master Bedroom

13'2 x 12'1 (4.01m x 3.68m)

Rear aspect window, two Velux windows, radiator and vaulted ceiling. Door leading to:

En-suite Shower Room

8'4 x 5'0 (2.54m x 1.52m)

Fully tiled shower cubicle, pedestal wash basin, low flush WC, heated ladder towel rail, shaver point and extractor fan.

Bedroom Two

14'5 x 10'6 (4.39m x 3.20m)

Front aspect window, storage cupboard, radiator and vaulted ceiling. Door leading to:

En-suite Shower Room

8'5 x 3'10 (2.57m x 1.17m)

Fully tiled shower cubicle, pedestal wash basin, low flush WC, heated ladder towel rail, shaver point and extractor fan.

Exterior

Entering the property directly from the footpath to the front. The rear, south facing garden is private and enclosed, mainly laid to lawn with mature shrubs and a raised patio area. Shared access gate. Parking is on street.

Services

Mains connected to water and electric. A new installed water treatment plant, which is shared with the neighbour to the left of the property. LPG runs the central heating and water system.

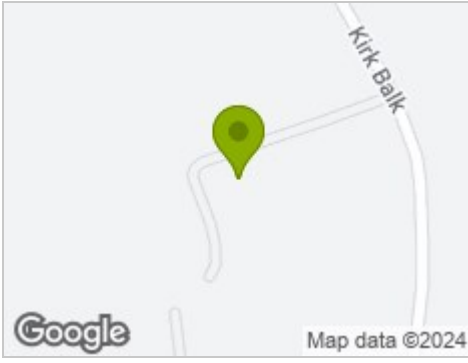
Council Tax Band A

Location

Acklam is a traditional rural village, set high up on the edge of the Yorkshire Wolds, directly south of Malton. The village benefits from a pub, a church and village hall; the neighbouring village of Leavening has the nearest primary school and is only one mile away. Nearby Malton, offers excellent local facilities and amenities including a bus and railway station with regular connections to both the East Coast and York from where London can be reached in under 2 hours



Road Map



Hybrid Map



Terrain Map



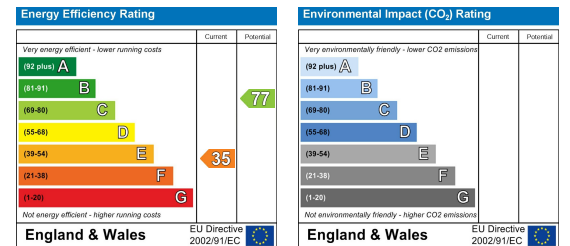
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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