

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		29	82
(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			
Very environmentally friendly - lower CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01377 310077 | 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



01377 310077 | driffield@willowgreenestateagents.co.uk
19 Mill Street, Driffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Driffield, YO25 6TN | Company number: 12857633

WILLOWGREEN

ESTATE AGENTS



The Old Post Office, Main Street, Malton, North Yorkshire, YO17 9TG

Offers over £300,000

AN ABSOLUTELY STUNNING VILLAGE SETTING! This delightful village cottage, formerly the old post office has been in the family for many years. The property now requires modernisation and upgrading throughout.

There is a POTENTIAL BUILDING PLOT in the garden, subject to consents.

The property briefly comprises entrance hall, lounge, kitchen/ diner, conservatory, utility room/ store with granary above, landing with two generous bedrooms and bathroom. Oil fired central heating.

There is a concrete sectional garage, plenty of parking and large gardens.

The most remote village in the Yorkshire Wolds, Thixendale stands at the meeting place of six valleys, surrounded by stretches of chalk grasslands. It is most known for its location near the midway point of the Yorkshire Wolds Way National Trail and is a popular centre for walkers. During the 18th century, Thixendale became part of the extensive Sledmere estates, under the ownership of the Sykes family. A succession of Sykes owners improved the cottages and civic buildings to give us the 'model estate' look that much of the village retains today (though most of Thixendale is no longer part of the Sledmere estates).

EPC rating - F



ENTRANCE HALL
With stairs leading off and door to lounge.

LOUNGE
14'4 x 10'11 (4.37m x 3.33m)
With open fire in situ, feature fireplace, TV point, radiator, understairs cupboard and window to front elevation.

KITCHEN/DINING ROOM
16'9 x 9'11 (5.11m x 3.02m)
With range of wall and base units, space for washing machine and fridge, built-in electric oven and microwave, electric hob, extractor over,asterite 1 1/2 bowl sink and mixer tap, tiled splash back, window to side and rear elevations, vinyl flooring, solid fuel range in situ, radiator, storage cupboards to recess, coving and window to rear elevation.

OFFICE
11 x 10 (3.35m x 3.05m)
This used to be the post office, a timber glazed conservatory style.

OFFICE 2
9'11 x 7'9 (3.02m x 2.36m)
Currently used as a utility area.

STORE
9'2 x 8'o (2.79m x 2.44m)
This is a boiler room, with timber glazed window to side elevation and floor mounted oil fired central heating boiler. Timber steps/ stairs to first floor granary.

GRANARY
16'8 x 9'2 (5.08m x 2.79m)
With window to side elevation and feature cast fireplace.

LANDING
With doors to.

BEDROOM 1
13'3 x 10'11 (4.04m x 3.33m)
With walk-in wardrobe, radiator and window to front elevation.

BEDROOM 2
10'5 x 10'4 (3.18m x 3.15m)
With radiator and window to rear elevation.

BATHROOM
With corner bath, pedestal wash hand basin and wc, airing cupboard housing hot water cylinder, radiator, window to side and tiled splash back.

COAL STORE
6'4 x 3'3 (1.93m x 0.99m)
A brick built store.

BRICK STORES
There are three units to this brick built store with tiled roof.
7'2 x 5'5, 6'11 x 6'4 and 11'10 x 7'8

GARAGE
24'2 x 10 (7.37m x 3.05m)
With up and over door, side timber personnel door and side window. This is a concrete sectional building.

GARDEN
The property is situated on a substatial plot, large frontage, side garden (potential building plot, subject to consents) vegetable garden, timber shed, two greenhouses and an extensive elevated lawn to the rear with trees and shrubs. Super views.

PARKING
There is an abundance of parking to the property.

SERVICES
The property has oil fired central heating.
Mains water and electricity connected.
There is no gas to the property.
The drainage is a provided by a septic tank.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is X.

COUNCIL TAX BAND
The council tax banding is C.

NOTE
There is a potential building plot within the garden to the side of the property, this would be subject to planning consents.

PROBATE IS YET TO BE GRANTED.

TENURE
Freehold.



The Old Postoffice, Thixendale, YO17

Approximate Gross Internal Floor Area = 130.1 sq m / 1401 sq ft

Garage Area = 22.3 sq m / 241 sq ft

Total Area = 152.5 sq m / 1642 sq ft

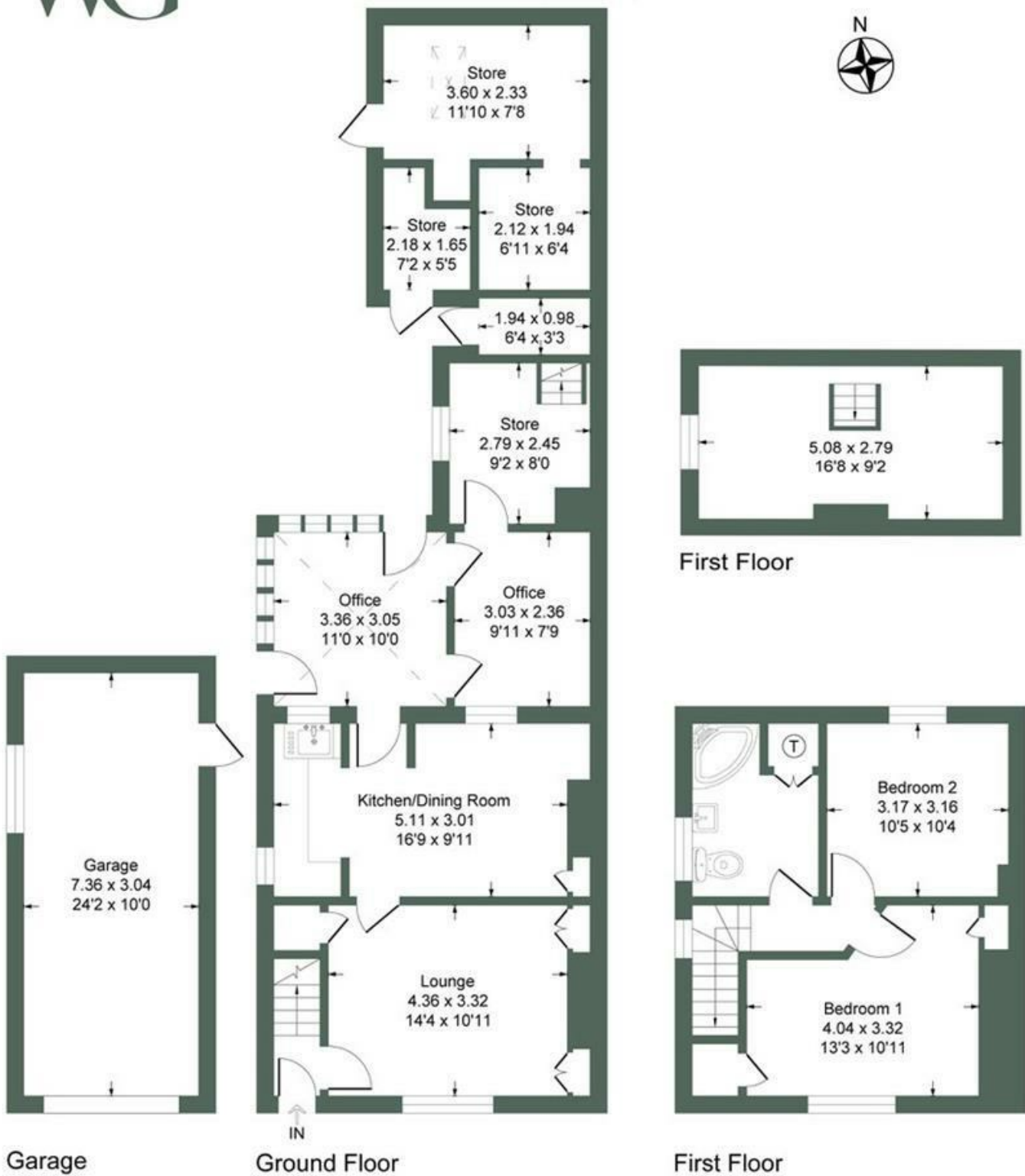


Illustration for identification purposes only, measurements are approximate, not to scale.