



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D	56	
(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 <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  
01377 310077 | 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



### Beamer View, Malton, YO17 9TG Asking price £450,000

Nestled in the heart of the picturesque village of Thixendale, this stunning 4-bedroom semi-detached property offers the perfect blend of period charm and modern comfort. Set in an idyllic position, the property boasts breathtaking rolling countryside views, providing a peaceful and serene retreat.

Approached via a quiet country lane, this characterful cottage-style home features traditional build, with a welcoming and cozy feel throughout. The spacious interior is complemented by large windows that invite natural light and frame the stunning views.

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 - D



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**ENTRANCE HALL**  
4'3" x 3'7" (1.31 x 1.10)  
With timber door into, quarry tiled flooring and stairs leading off, doors to.

**SITTING ROOM**  
10'2" x 13'10" (3.10 x 4.22)  
With oak flooring, window to front elevation, radiator, fitted dresser with TV point, and wall lighting.

**DINING ROOM**  
12'11" x 13'1" (3.96 x 3.99)  
With window to front elevation, feature fireplace with wood burning stove in situ, storage to recess, understairs cupboard, quarry tiled flooring, opening into.

**KITCHEN**  
17'9" x 9'0" (5.43 x 2.76)  
With range of wall and base units, integrated fridge freezer, ceramic sink, range cooker in situ, oak style work surfaces, quarry tiled flooring and stable door to garden

**UTILITY ROOM**  
10'5" x 7'10" (3.18 x 2.39)  
The utility room is accessed from the outside. With range of fitted wall and base units, floor mounted oil fired boiler.

**LANDING**  
3'10" x 5'10" (1.17 x 1.80)  
With doors to.

**BEDROOM 1**  
10'11" x 12'0" (3.33 x 3.67)  
With radiator and window to front elevation.

**BEDROOM 2**  
11'0" x 9'10" (3.36 x 3.01)  
With radiator and window to rear elevation.

**BEDROOM 3**  
13'5" x 10'1" (4.11 x 3.09)  
With radiator and window to front elevation. This is an 'L' shaped room.

**BEDROOM 4**  
8'9" x 6'4" (2.69 x 1.95)  
With radiator and window to rear elevation. Currently used as a study. Overlooking the garden.

**BATHROOM**  
7'7" x 12'7" (2.33 x 3.86)  
A beautifully fitted bathroom with modern white suite with a twist of old style. With oval slipper style bath with free standing taps, vanity wash hand basin, low level wc, shower cubicle with shower over, glass shower screen, tiled flooring and part tiled walls, large storage cupboard, extractor fan, heated towel ladder and window to the rear elevation.

**GARDEN**  
With York stone flagged frontage, side gated access to rear garden, York stone patio, large lawn and shrub borders, fabulous open views to the rear.

**OUTBUILDINGS**  
There are three brick outbuildings.

**PARKING**  
There is parking for at least two vehicles to the front of the property.

**SERVICES**  
All mains services are connected. There is no gas in the village.

The property has the benefit of oil fired central heating.

**TENURE**  
We understand that the property is Freehold.

**ENERGY PERFORMANCE CERTIFICATE**  
The energy performance rating is D.

**COUNCIL TAX BAND**  
The council tax band C.

**NOTE**

