



4 Main Street, Amotherby, Malton, YO17 6UN £225,000

This attractive three bedroom semi-detached house, enjoys a village location with good schools to hand, making this property an ideal family home.

3 x Bed

1 x Bathroom

1 x Reception

Gilleards Your Personal Agent
8 Station Cottages, Easingwold,
York
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- Three bedroom
- Semi-detached house
- Village location

- Howardian Hills
- Excellent family home
- Parking/garage





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Description.

This attractive stone built three bedroom semi-detached property, with a private rear garden, parking and garage, makes this property an ideal family home. The house is well presented and ready for any buyer to move straight into and is set within the popular village of Amotherby, located in the Howardian Hills (A Place of Outstanding Natural Beauty). The property benefits from central heating, double glazing and briefly comprise; entrance hall, lounge/dining room, kitchen, and conservatory. Upstairs to the first floor are two double bedrooms a single bedroom and house bathroom. Viewing by appointment only, please call Gilleards on 07764 810 490 to arrange.

Location.

The property is located in Amotherby which has a primary school, ancient church, Village Hall with tennis court and pub/restaurant. The village lies approximately two and a half miles to the west of Malton which has rail and bus stations as well as a direct access to the A64 by-pass. The train runs from Scarborough to Liverpool and also gives easy access to York, Leeds and London for the commuter. The market town of Malton is synonymous with horse racing stables of which there are 20 and has been named the food capital of the north due to the towns fantastic food festivals, Cafes and restaurants. There are an excellent range of local businesses and schooling within the area.

Entrance hall

Front door leads into hallway with stairs leading to the first floor and a door leading to

Lounge/diner

This comfortable room runs front to rear and has a wood burner on a stone hearth, communication and television point, space for a table six chairs. Stripped wooden floor with a bow window to the front elevation and French windows opening to

Conservatory

Wooden exterior with a brick base, this room has a tiled floor and doors opening onto the patio area bringing the garden into the house.

Kitchen

Modern range of wall and base units with matching work tops. There is plumbing for a washing machine, electric cooker point, integral fridge/freezer, sink with mixer taps, a cupboard under the stairs and a door leading to the side window overlooking rear elevation.

First floor

Stairs lead to the first floor landing area, loft hatch opens to the loft space and doors open to

Bedroom one

Double bedroom positioned to the front has laminate flooring and a built in wardrobe.

Bedroom two

Double bedroom is positioned to the rear of the property overlooking then garden and open fields and hills.

Bedroom three

Single bedroom is positioned to the front of the property with a built in cupboard.

Bathroom

White three piece suite comprise bath with shower over, low level W/C, wash hand basin, patterned lino and window to the rear elevation.

Front garden

Paved steps lead to the front door with an easy maintenance garden area and walkway to the side leading to

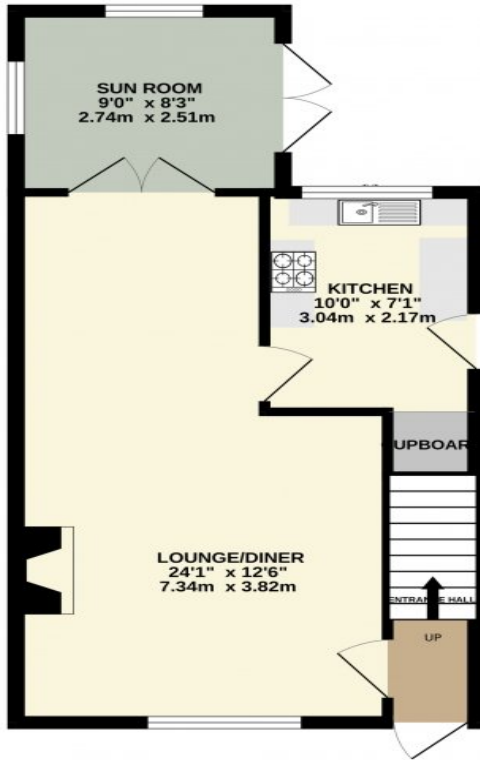
Garage

Driveway leads through to rear of the properties where there is a single garage in a block of four.

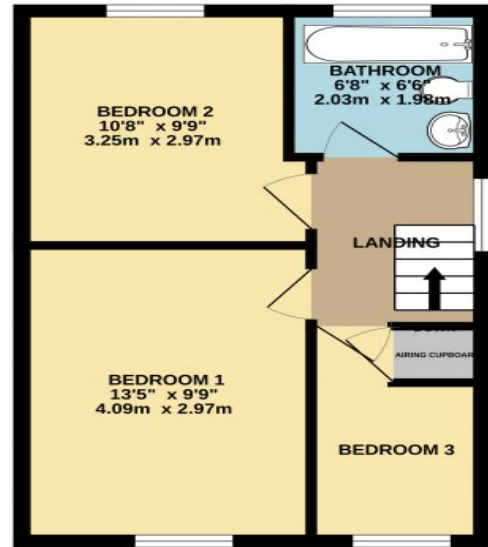
Rear Garden

The paved patio area is outside the conservatory door for seating and barbeques. In turn leads onto an area set mainly to lawn with a decked area to the bottom of the garden. Surrounded by wall and fence to the perimeter offering lots of privacy.

GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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