



Byland Mossburn Drive Hovingham

York, YO62 4LY

£325,000



WITH NO ONWARD CHAIN BYLAND IS A STONE BUILT THREE BEDROOMED LINKED DETACHED BUNGALOW, WHICH HAS RECENTLY BEEN THE SUBJECT OF SYMPATHETIC REFURBISHED AND ENJOYS A DELIGHTFUL CORNER CUL DE SAC POSITION IN THE HEART OF THE SOUGHT-AFTER VILLAGE OF HOVINGHAM, OFFERING SURPRISINGLY SPACIOUS ACCOMMODATION SET AMIDST MANAGEABLE LANDSCAPED GARDENS TO THREE SIDES AND A SINGLE GARAGE .

Mileages: Easingwold 19 miles, York 17 miles and Malton 8 miles.

Reception Hall, 'L' Shaped Open Plan Kitchen/ Living/ Dining Room, 3 Bedrooms, Bathroom.

Outside - Gardens to Three Sides, Driveway Providing Off-Road Parking, Single Garage.

Viewing a 'must' to fully appreciate.

Built of stone and surmounted by a pitched pantiled roof and featuring part UPVC double glazing with oil fired central heating.

A glazed entrance door with matching side slit opens to a spacious L-SHAPED RECEPTION HALL with loft hatch access.

A six panel door leads to an OPEN PLAN L-Shaped KITCHEN LIVING DINING ROOM which extends to over 23ft in length from front to back.

FITTED BREAKFAST KITCHEN with a range of white fronted cupboard and drawer fittings, complimented by ceramic tiled mid-range, oak effect work surfaces with inset electric hob, concealed extractor above and oven below with stainless steel sink and side drainer below . Space and plumbing for a washing machine and space for a freestanding fridge freezer.

DINING AREA to the side adjoining the OPEN PLAN LIVING AREA with pleasant views over the front garden and beyond to the cul de sac.

PRINCIPAL BEDROOM, fitted wardrobes.

GUEST BEDROOM with fitted wardrobes and pleasant outlook over the front gardens.

BEDROOM 3 with front outlook.

4 PIECE BATHROOM with white suite, roll top freestanding bath, separate walk-in shower, wash hand basin on pedestal, low suite WC, vertical towel





radiator.

OUTSIDE - Approached over a driveway providing off street parking flanked by mainly laid to lawn garden and maturing borders, lead to a single garage (19ftx 8ft7) with electric roller door, power and light.

To the rear a pleasant rockery bank with bin storage, whilst to the side is mainly laid to lawn interspersed by maturing borders and trees.

LOCATION – Located in the very heart of the Howardian Hills (a designated Area of Outstanding Natural Beauty), Hovingham resides approximately 18 miles from the historical centre of the City of York and is on the periphery of Castle Howard Estate. With ease of access via the A64 York-Malton trunk road. This well regarded village boasts a Michelin star restaurant and Hovingham hall is reputed to be the oldest continuously played on private cricket ground in England. Hovingham Village benefits from a village store, a bakery and hotel. Leisure facilities include, tennis courts, playing field and village hall, which doubles up as a farmers market on the first Saturday of every month. The Market Town of Malton is approximately 8 miles from Terrington and offers a range of independent of shops, dining options, train station and supermarket.

TENURE - Freehold

COUNCIL TAX BAND - E

POSTCODE - YO62 4LY

SERVICES - Mains water, electricity and drainage, with oil fired central heating.

DIRECTIONS - From the York Outer Ring Road head east on the A64 for approximately 10 miles taking the left hand turn signposted Welburn/Castle Howard. Continue towards Slingsby until you reach the B1257 and turn left. Follow the road for approximately 1 mile until you arrive in Hovingham. Continue on the road until you reach a right hand bend. where upon Byland is almost immediately on your left identified by the Churchills For Sale sign.

VIEWING - Strictly by prior appointment through the selling agents, Churchills of Easingwold. TEL – 01347 822800 or EMAIL- easingwold@churchillsyork.com.



FLOOR PLAN

Ground Floor
1000 sq.ft. (92.9 sq.m.) approx.

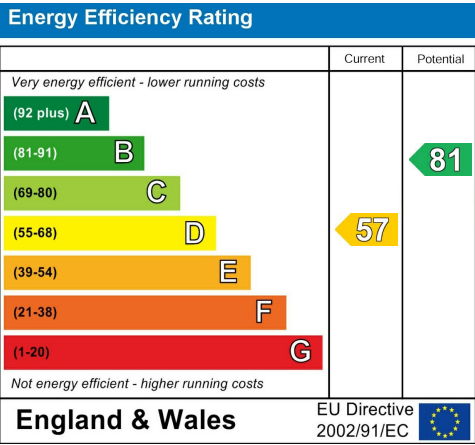


TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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LOCATION



EPC



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