



Adam Hymas

BESPOKE PROPERTY

AGENCY



Sunnyview Cottage, Wintringham, Malton, North Yorkshire, YO17 8HX

Property Description

Sunnyview Cottage is a beautifully presented semi-detached two-bedroom home, nestled in the peaceful village of Wintringham, just under eight miles from the market town of Malton.

This charming cottage offers a perfect blend of modern comfort and rural tranquillity, making it an ideal retreat for those seeking a quieter pace of life.

The accommodation comprises a welcoming entrance hall leading to a cosy sitting room, perfect for relaxing evenings, and a well-appointed kitchen/dining room that provides a number of integrated appliances and space for a dining table.

A guest cloakroom adds practicality to the ground floor layout.

Upstairs, the property features two generously sized bedrooms, an attic room offering versatile use, and a contemporary family bathroom fitted with a bath and over shower.

Outside, the rear enclosed garden has mainly laid lawn and a patio seating area.

The property also benefits from a single garage, providing additional storage or parking options.

Sunnyview Cottage is a delightful property, ideal for those seeking a charming home in a lovely village setting.

Call Bespoke Property Agency today to arrange a viewing.



Well-presented two-bedroom semi-detached

Single garage space with off-street parking

Enclosed rear garden

Village location surrounded by picturesque views.



Location

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Wintringham is a serene and quaint village situated about one and a half miles south of the A64. Positioned at the border of the Yorkshire Wolds, it provides convenient access to Malton, Scarborough and York. The neighbouring village of Rillington provides a variety of essential services, including a primary school, and a village shop with a post office.



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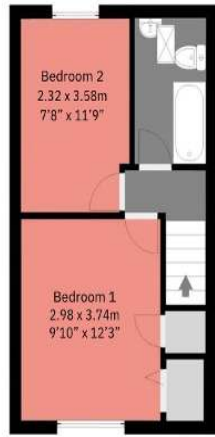
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Gross Internal Area: 73.8m² (794.4ft²)... excluding Garage



Ground Floor
Gross Internal Area: 31.9m²
(343.4ft²)

First Floor
Gross Internal Area: 27.9m²
(300.3ft²)

Second Floor
Gross Internal Area: 14.1m²
(151.5ft²)

Garage
Gross Internal Area: 17m²
(182.9ft²)

All measurements are approximated for purposes only and should be independently verified.
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Entrance Porch
Carpet flooring, door to front aspect

Lounge
4.34 x 2.99 m
Window to front aspect, radiator, tv point, carpet flooring, under stairs storage cupboard, cabling for tv wall mounting.

Kitchen/Diner
2.93 x 3.93 m
Shaker wall and base kitchen units, integrated appliances: electric Bosch oven, induction electric hob, dishwasher, plumbing for washing machine, tiled floors, window to rear aspect, extractor hood, sink drainer, radiator, space for kitchen table.

Cloakroom
Window to rear aspect, tiled flooring, WC, wash hand basin, radiator.

Landing
Carpet

Bedroom One
2.98 x 3.74 m
Fitted cupboard and wardrobes, window to front aspect, radiator, carpets, tv point.

Bedroom Two
2.32 x 3.58 m
Carpet flooring, window to rear aspect, radiator

Family Bathroom
Tiled walls, wood-style vinyl flooring, panel enclosed bath with over shower, skylight to rear aspect, LED Mirror, heated towel rail, extractor fan

Loft Room
3.25 x 3.91 m
Carpet flooring, skylight, storage in the eaves, TV Point, power sockets, wooden folding loft ladder, could be used as an office space.

Rear Garden
Paved patio seating area, mature grass lawn, enclosed fencing, external water tap, external security light, gated access to the side and rear aspect.

Garage & Parking
2.97m x 5.72 m
Single garage space, up and over door, light and power.

The allocated drive parking bay is situated in front of the garage.

Disclaimer
Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer.





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