

THE CLOISTERS, 1 MALTON ROAD LEAVENING



A well-proportioned, detached two-bedroom bungalow with easily maintained gardens, driveway parking & attached garage, situated in a popular village location within easy reach of Malton.

Entrance hall, sitting room, kitchen, side porch,
two double bedrooms, bathroom & separate wc.

Upvc double glazing, air-source central heating & photovoltaic solar panels
Easily maintained gardens to the front and rear, driveway parking & attached single garage.
No onward chain.

GUIDE PRICE £195,000

This detached bungalow occupies a pleasant position within a quiet cul de sac position within an ever-popular village located just 6 miles south of Malton.

The accommodation amounts to approximately 675ft² and comprises entrance hall, 17ft sitting room with fireplace, kitchen, side porch, two double bedrooms, a bathroom and separate wc. The property would benefit from some cosmetic improvement, but it is worth noting that within the couple of years it has been fitted with an air-source central heating system, backed up by photovoltaic solar panels on the rear roof slope.

Externally there is ample room to park on the driveway, which leads to an attached garage. There are attractive gardens to the front and rear, along with a useful timber garden shed.

Leavening is a well-regarded Ryedale village set in beautiful Wolds countryside, located within an easy drive of the nearby market town of Malton and benefits from a good pub and primary school. The city of York is easily accessible, some 15 miles south-west.

ACCOMMODATION

ENTRANCE HALL

Airing cupboard housing a pressurised hot water cylinder and electric immersion heater. Smoke alarm. Loft hatch. Fitted cupboard. Radiator.

SITTING ROOM

5.3m x 3.1m (17'5" x 10'2")

Electric fire within a stone surround, stone hearth and timber mantel. Casement window to the side. French windows leading to the rear garden. Coving. Ceiling rose. Two wall light points. Television point. Two radiators.



KITCHEN

3.1m x 2.7m (10'2" x 8'10")

Range of kitchen units incorporating a single drainer sink unit with mixer tap. Four ring ceramic hob with extractor hood over. Electric oven. Automatic washing machine point. Coving. Casement window to the front. Radiator.



SIDE PORCH

Door to the front.

BEDROOM ONE

4.3m x 3.1m (14'1" x 10'2")

Coving. Casement window to the rear. Radiator.



BEDROOM TWO

3.5m x 3.1m (11'6" x 10'2")

Coving. Range of fitted wardrobes. Casement window to the side. Radiator.



ATTACHED SINGLE GARAGE

5.8m x 2.8m (min) (19'0" x 9'2")

Up and over door to the front. Personnel door to the side. Electric light and power.



BATHROOM

2.2m x 1.5m (max) (7'3" x 4'11")

Matching white suite comprising bath with shower over and wash basin. Extractor fan. Casement window to the front. Radiator.



SEPARATE WC

1.3m x 0.8m (4'3" x 2'7")

White low flush WC and wash basin. Casement window to the front. Radiator.

OUTSIDE

The property benefits from easily maintained gardens to the front and rear. The back garden faces south-west and is mostly laid to lawn, along with an old apple tree and timber deck. The front is planted with low growing shrubs. There is ample room to park on the driveway, which leads to an attached garage. The timber garden shed is included in the sale.

GENERAL INFORMATION

Services:	Mains water, electricity and drainage. Air-source central heating. The photovoltaic solar panels are owned and included in the sale.
Council Tax:	Band: B (North Yorkshire Council).
Post Code:	YO17 9SW.
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
EPC Rating:	Current: B89. Potential: A96.
Viewing:	Strictly by appointment through the agents Malton office.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

