

2 RIVERSIDE NORMANBY, SINNINGTON



A traditional three-bedroom semi-detached house in need of modernisation & improvement but offering great potential within a huge plot of more than one quarter of an acre.

Entrance hall, sitting room, dining kitchen with pantry,
first floor landing, three bedrooms, bathroom & separate WC.

Oil-fired central heating & uPvc double-glazing.

Extensive gardens & grounds amounting to approximately 0.26 acres.
Great potential to improve & extends (subject to any necessary consents).

No onward chain.

OFFERS OVER £200,000

Number 2 Riverside is believed to date from the 1960s and consists of a traditional semi-detached house, constructed of brick beneath a tiled roof, occupying a superb plot of just over one quarter of an acre. The property is now in need of modernisation and improvement throughout, but in our opinion offers excellent scope to extend (subject to securing any necessary consents).

The property benefits from uPvc double-glazing and oil-fired central heating, and the accommodation, which totals some 815sq.ft briefly comprises entrance hall, sitting room, dining kitchen with pantry, first floor landing, three bedrooms, a bathroom and separate WC.

Normanby is an unspoilt rural village located within the Vale of Pickering, approximately equidistant between the Georgian market towns of Kirkbymoorside and Pickering. The village sits on the edge of the River Seven and benefits from a close-knit community, traditional village pub and 12th Century Church and access to miles of footpaths and bridleways.

Malton and Helmsley are also within very easy reach and each of the Ryedale Market Towns offer a wide range of amenities, including a railway station at Malton with regular services to the mainline station of York from where London can be reached in less than 2 hours.

ACCOMMODATION

ENTRANCE HALL

3.9m x 1.8m (12'10" x 5'11")

Staircase to the first floor. Telephone point. Casement window to the side. Radiator.

SITTING ROOM

3.9m x 3.8m (12'10" x 12'6")

Open fire with tiled surround and hearth. Picture rail. Television point. Casement window to the front. Radiator.



DINING KITCHEN

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

Basic range of kitchen units incorporating a stainless steel, double drainer sink unit. Electric cooker. Understairs cupboard. Fitted pantry cupboard with shelving. Two casement windows to the rear. Door to the side. Radiator.



FIRST FLOOR

LANDING

Airing cupboard housing the hot water cylinder with electric immersion heater. Loft hatch. Casement window to the side.

BEDROOM ONE

4.1m x 3.0m (min) (13'5" x 9'10")

Fitted wardrobe. Casement window to the front. Radiator.



BEDROOM TWO

3.4m x 2.7m (min) (11'2" x 8'10")

Casement window to the rear. Radiator.



BEDROOM THREE

2.7m x 2.3m (max) (8'10" x 7'7")

Casement window to the front. Radiator.



BATHROOM

1.7m x 1.4m (5'7" x 4'7")

Bath and wash basin. Casement window to the rear. Radiator.

SEPARATE WC

1.7m x 0.8m (5'7" x 2'7")

High flush WC. Casement window to the side.

OUTSIDE

2 Riverside is located on the northern edge of the village, set within a large plot of 0.26 acres. Much of the garden is laid to lawn and studded with a variety of mature shrubs, fruit trees, and a former vegetable patch at the northern end. Immediately alongside the house is a brick outbuilding providing a coal shed and garden store. Whilst there is presently no driveway, given the extent of the plot, there is clear scope to create one, subject to any necessary consents.

Coal Shed 1.8m x 0.9m

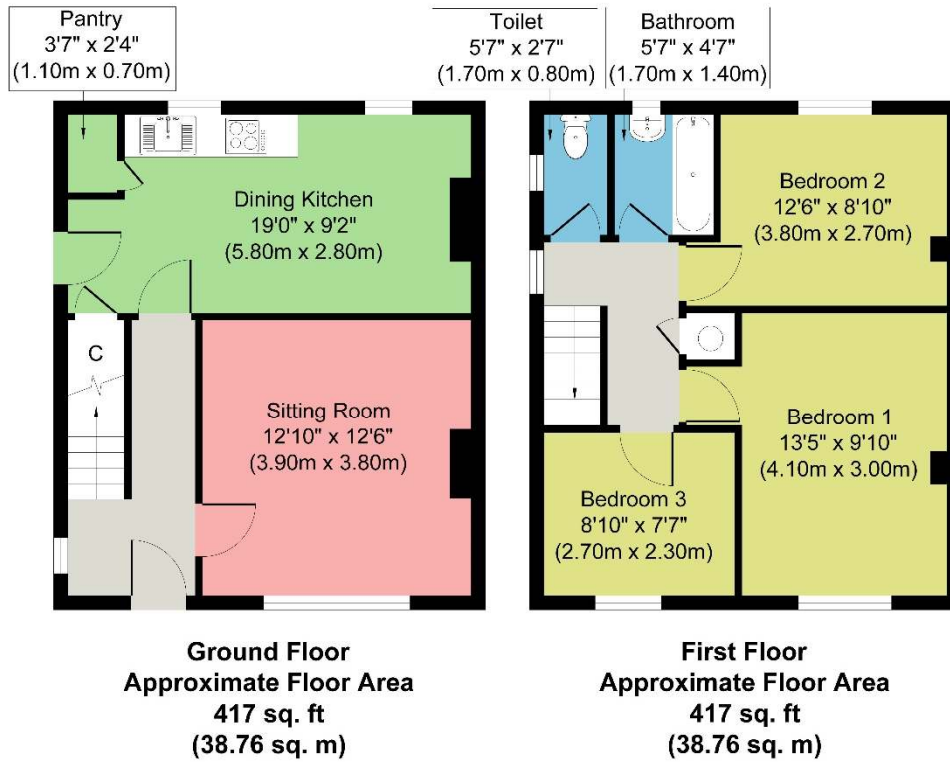
Garden Store 2.5m x 1.8m



GENERAL INFORMATION

- Services: Mains water and electricity.
Shared septic tank drainage.
Oil-fired central heating.
- Council Tax: Band: B (North Yorkshire Council).
- Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.
- Post Code: YO62 6RH.
- EPC Rating: Current: D61. Potential: A102.
- Viewing: Strictly by prior appointment through the Agent's office in Malton.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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