

STONEBOW, 54A ST. HILDA'S STREET SHERBURN



A superbly renovated & extended detached bungalow, with attractive gardens & ample parking, located in a popular & well-served village.

Open porch, entrance hall, sitting room, orangery, dining kitchen,
two double bedrooms with fitted wardrobes & shower room.

Oil-fired central heating & uPvc double-glazing.

Ample parking & landscaped gardens.

Viewing recommended.

No onward chain.

GUIDE PRICE £315,000

This detached bungalow has been thoroughly modernised and updated by the current owners and enjoys a pleasant position towards the northern end of this popular and well-served village. The property provides spacious and neutrally decorated accommodation of well over 900sq.ft, with the benefit of oil-fired central heating and uPvc double-glazing. In brief it comprises open porch, entrance hall, sitting room, orangery, dining kitchen, two double bedrooms with fitted wardrobes, and a smart new shower room.

Stonebow enjoys a pleasant spot within Sherburn, fronting onto St. Hilda's Street, and backing onto a private lane, from which there is gated access onto a generous parking area, leading on to a workshop/former garage. The gardens have been attractively landscaped, featuring lawn, patio areas and well-stocked shrub borders.

Sherburn is a particularly well-served village and benefits from a village shop, post office, primary school, Doctors surgery, public house, church and chapel. There is good access to the A64, the market town of Malton is approximately 12 miles west, Scarborough is 10 miles east and York is 30 miles south-west.

ACCOMMODATION

ENTRANCE HALL

Coving. Tiled floor. Cloaks cupboard. Loft hatch. Thermostat. Radiator.

SITTING ROOM

4.9m x 3.6m (16'1" x 11'10")

Feature fireplace with electric fire. Coving. Television point. Bow window to the front and sliding patio doors opening onto the Orangery. Radiator.



ORANGERY

3.3m x 3.1m (10'10" x 10'2")

Tiled floor. Windows to three sides and glazed roof. French doors opening onto the garden. Radiator.



DINING KITCHEN

5.6m x 3.3m (18'4" x 10'10")

Range of kitchen cabinets incorporating a ceramic sink unit, four ring induction hob with extractor hood above, fan-assisted oven, and integrated dishwasher. Tiled floor. Coving. Firebird oil-fired central heating boiler. Two casement windows and door to the rear. Radiator.



BEDROOM ONE

4.4m x 2.8m (14'5" x 9'2")

Coving. Fitted wardrobe. Casement window to the rear. Radiator.



BEDROOM TWO

4.2m x 2.6m (max) (13'9" x 8'6")

Coving. Fitted wardrobe. Casement window to the front. Radiator.



SHOWER ROOM

3.3m x 2.2m (max) (10'10" x 7'3")

White suite comprising walk-in shower cubicle, wash basin in vanity unit and low flush WC. Airing cupboard housing the hot water cylinder with electric immersion heater. Fully tiled walls and floor. Casement window to the rear. Radiator.



OUTSIDE

The property is approached from the lane behind the bungalow, and timber double gates open onto a tarmac driveway, with additional block paved parking. Stonebow benefits from attractively landscaped gardens, featuring lawn, patio areas, well-stocked shrub borders, specimen trees, ornamental pond and a greenhouse. Attached on the northern side is a large workshop/former garage.



ATTACHED WORKSHOP / FORMER GARAGE

6.9m x 3.7m (22'8" x 12'2")

Casement windows to the front, side and rear. Concrete floor. Electric light and power. Personnel door to the rear.



GENERAL INFORMATION

Services: Mains water, electricity, and drainage.
Oil-fired central heating.

Council Tax: Band: D (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO17 8PH.

EPC Rating: Current: D58. Potential: C80.

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 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.