

## BROAD VIEW MOOR LANE, BROUGHTON



**An ideal family home located in a popular & highly convenient village just 1 mile outside of Malton, extended & improved over the years, providing deceptively spacious, four-bedroom accommodation.**

Entrance hall, sitting room, kitchen diner, garden/family room, utility room, guest cloakroom, first floor landing, four bedrooms & house bathroom.

Oil fired central heating & uPvc double-glazing.

Attractive, west-facing gardens, stone & pantile outbuilding providing home office & useful storage, off-street parking within an integral carport.

### GUIDE PRICE £420,000



Broad View is a deceptively spacious, four-bedroom family home with large, west-facing back garden, off-street parking and useful stone and pantile outbuilding. The property started life as a modest two-bedroom cottage, which has been extended and completely modernised over the last 22 years, creating an appealing home with the benefit of oil-fired central heating and uPvc double-glazing.

Constructed of stone under a pantile roof, extensions have been added to both the side and rear and the accommodation briefly comprises entrance hall, sitting room with open fire, kitchen diner, a light-filled garden/family room, utility room and guest cloakroom. Upstairs there are four bedrooms (three doubles, one single) and a house bathroom.

The garden lies entirely to the rear of the property, enjoying a very pleasant, west-facing aspect. It has been attractively landscaped, featuring lawn, paved patio areas, well-stocked shrub borders, pergola and a variety of trees including a flowering cherry and magnolia. A stone and pantile outbuilding forms part of the property. This has been re-roofed and improved, providing useful storage as well as a home office with 'den' above. Off-street parking is available within a large, integral car port.

Broughton is a conveniently placed, no-through village located within a 5-minute drive of town centre amenities in nearby Malton. Broad View fronts onto the main village street, known as Moor Lane and can be identified by our 'For Sale' board. For anyone keen on walking, several footpaths pass through Broughton. Primary schooling can be found in the village of Amotherby (1.5 miles), and Malton Secondary is within easy reach.



## **ACCOMMODATION**

### **ENTRANCE HALL**

Staircase to the first floor. Radiator.

### **SITTING ROOM**

4.7m x 3.4m (15'5" x 11'2")

Open fire with a cast iron period surround, tiled insert and stone hearth. Fitted fireside cupboards. Coving. Television point. Understairs cupboard. Casement window to the front. Radiator.



### KITCHEN DINER

5.2m x 2.5m (17'1" x 8'2")

Range of updated kitchen cabinets incorporating a ceramic sink unit and an electric cooker with extractor hood above. Dishwasher point. Casement window to the side. Radiator.



### GARDEN / FAMILY ROOM

4.4m x 3.1m (14'5" x 10'2")

Plus 2.9m x 2.2m (9'6" x 7'3")

A bright and spacious multi-purpose room overlooking the rear garden. Four Velux roof lights. Casement windows to the side and rear. Door to the side and French doors onto the garden. Oak flooring. Television point. Two radiators.



### UTILITY ROOM

2.1m x 1.7m (6'11" x 5'7")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Space for a tumble dryer. Extractor fan. Casement window to the side. Radiator.

### GUEST CLOAKROOM

2.1m x 1.1m (6'11" x 3'7")

White low flush WC and wash basin. Fitted storage cupboard. Casement window to the side. Heated towel rail.

### FIRST FLOOR

#### LANDING

Loft hatch with access to boarded storage. Electric panel heater.



#### BEDROOM ONE

4.7m x 3.4m (max) (15'5" x 11'2")

Built-in overstairs wardrobe. Casement window to the front. Radiator.



#### BEDROOM TWO

3.6m x 2.9m (11'10" x 9'6")

Casement window to the front. Radiator.



#### BEDROOM THREE

3.6m x 2.7m (max) (11'10" x 8'10")

Casement window to the rear. Radiator.



#### BEDROOM FOUR

3.1m x 2.5m (10'2" x 8'2")

Casement window to the rear. Radiator.



#### HOUSE BATHROOM

2.4m x 1.6m (7'10" x 5'3")

White suite comprising bath with shower over, wash basin in vanity unit and low flush WC. Extractor fan. Casement window to the rear. Heated towel rail.



#### OUTSIDE

The gardens are located entirely to the rear of the property and enjoy south and westerly aspects. They have been carefully landscaped over many years and feature lawn, several flagged patio areas, well-stocked shrub borders, pergola and a number of specimen trees. A stone and pantile barn outbuilding forms an attractive backdrop to the garden and provides useful storage and a home office with 'den' above. There is off-street parking within the integral carport.

#### HOME OFFICE

3.9m x 2.2m (12'10" x 7'3")

Velux roof light. French doors to the front. Staircase up to 'The Den'. Electric panel heater.





**LOG STORE**  
3.7m x 1.7m (12'2" x 5'7")

**CAR PORT**  
5.7m x 3.6m (18'8" x 11'10")



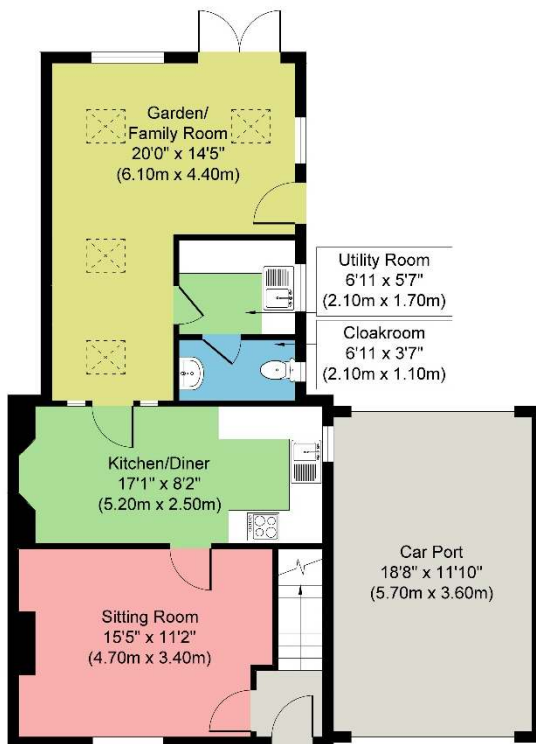
**GARDEN STORE**  
3.7m x 2.3m (12'2" x 7'7")

### GENERAL INFORMATION

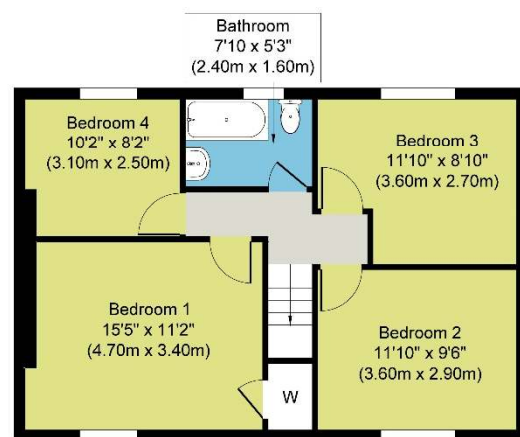
Services:	Mains water, electricity and drainage. Oil-fired central heating.
Council Tax:	Band: C (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO17 6QJ.
EPC Rating:	Current: E49. Potential: D68.
Note:	The adjoining cottage benefits from a pedestrian right of way across the garden.
Viewing:	Strictly by 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.





**Ground Floor**  
Approximate Floor Area  
882 sq. ft  
(81.94 sq. m)



**First Floor**  
Approximate Floor Area  
575 sq. ft  
(53.40 sq. m)