

## THE BEECHES SCAGGLETHORPE



**A spacious three-bedroom bungalow in need of modernisation & improvement, located in a popular & highly convenient village, just 3.5 miles from Malton.**

Entrance lobby, inner hall, sitting room, dining kitchen,  
three bedrooms, bathroom & WC.

Oil-fired central heating.

Gardens, off-street parking & large garage/workshop.

No onward chain.

Excellent potential.

### OFFERS IN THE REGION OF £225,000



The Beeches is a traditional detached bungalow built in the mid-1980s by a reputable local builder.

The property is now in need of modernisation and updating, but offers deceptively spacious accommodation of approximately 1,045sq.ft, and has excellent potential. There is oil-fired central heating throughout, and the accommodation briefly comprises entrance lobby, inner hall, sitting room with open fire, a dining kitchen, three decent-sized bedrooms and a house bathroom.

The Beeches occupies an elevated position and enjoys a pleasant outlook across the main village street. It is approached from the rear, via a shared driveway, leading to a large garage/workshop. There are easily manageable gardens on all sides.

Scagglethorpe is a sought-after and conveniently located village, just 3.5 miles east of Malton at the foot of the Yorkshire Wolds. The village benefits from a popular pub, village hall and playing field. The nearby market town of Malton has in recent years gained a reputation as 'Yorkshire's Food Capital' due to its food festivals and artisan producers. It benefits from a comprehensive range of amenities including schools, national and independent retailers, restaurants and a railway station with regular services to York and the east coast.



## **ACCOMMODATION**

### **ENTRANCE LOBBY**

2.1m x 1.6m (6'11" x 5'3")

Coving. Cloaks cupboard. Broom cupboard. Radiator.

### **INNER HALL**

Coving. Loft hatch. Fitted storage cupboard. Cupboard housing the oil-fired central heating boiler. Airing cupboard with hot water cylinder with electric immersion heater. Radiator.

### **SITTING ROOM**

4.6m x 3.9m (15'1" x 12'10")

Open fire with tiled insert, wood surround and tiled hearth. Coving. Television point. Bow window to the front and casement window to the side. Radiator.



### **DINING KITCHEN**

5.9m x 3.0m (19'4" x 9'10")

Range of kitchen units incorporating a single drainer sink unit, ceramic hob and electric oven. Automatic washing machine point. Television point. Telephone point. Coving. Two casement windows to the rear. Radiator.





#### BEDROOM ONE

3.6m x 3.6m (11'10" x 11'10")

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



#### BEDROOM TWO

3.4m x 3.3m (11'2" x 10'10")

Coving. Casement window to the side. Radiator.



#### BEDROOM THREE

3.6m x 2.6m (11'10" x 8'6")

Coving. Range of fitted wardrobes. Radiator.



#### BATHROOM & WC

2.5m x 2.2m (max) (8'6" x 7'3")

Cream suite comprising bath, wash basin and low flush WC. Coving. Casement window to the side. Radiator.



#### OUTSIDE

The property is approached from the rear, via a shared, tarmac driveway, leading to a parking space and a 340sq.ft garage and workshop. There are gardens on all sides, and from its elevated position there is a lovely outlook across the village street.

#### GARAGE / WORKSHOP

6.1m x 5.2m (20'0" x 17'1")

Up and over door and casement window to the front. Oil tank.



## 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 8DU.  
EPC Rating: Current: E52. Potential: B81.  
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.

