

MAIYACROFT SCARBOROUGH ROAD, WEST HESLERTON



A spacious, four-bedroom family home offering over 2,000sq.ft of well-proportioned accommodation, with attractive gardens, ample parking & detached garage in a conveniently located village.

Entrance hall, sitting room, dining room, conservatory, study, kitchen diner, utility room, guest cloakroom, first floor landing, master bedroom, en-suite shower room, three further bedrooms & house bathroom.

Oil-fired central heating & uPvc double-glazing.

Generous gardens, driveway parking & larger than average single garage.

Viewing is recommended.

GUIDE PRICE £475,000

This handsome detached house was built by a reputable local builder in 2002 and offers spacious accommodation of just over 2,000sq.ft with a good-sized plot with attractive gardens, ample parking and a large garage.

The accommodation briefly comprises entrance hall, sitting room, dining room, conservatory, kitchen diner, utility room, guest cloakroom and study. To the first floor is a master bedroom with en-suite shower room, three further double bedrooms and a house bathroom. The property is well presented throughout and benefits from uPvc double-glazing and oil-fired central heating.

The house occupies a slightly elevated position and faces north-west. A lengthy tarmac driveway offers ample room to park and leads to a larger than average sized garage with electric roller shutter door. Most of the garden lies to the rear, is securely enclosed, and enjoys a pleasant southerly aspect.

West Heslerton is a conveniently positioned village located just off the A64, approximately 9 miles east of Malton, 14 miles west of Scarborough, and benefits from a village pub, parish church and primary school. Further facilities are available in the nearby villages of Rillington and Sherburn. A comprehensive range of amenities can be found in the market town of Malton, which has gained a reputation as Yorkshire's food capital with its high-profile food festivals, artisan producers and farmer's market. Its railway station has regular services to York from where London can be reached in less than 2 hours.



ACCOMMODATION

ENTRANCE HALL

4.5m x 2.7m (14'9" x 8'10")

Staircase to the first floor. Coving. Telephone point. Understairs cupboard. Radiator.



SITTING ROOM

5.2m x 4.3m (17'1" x 14'1")

Feature fireplace with electric fire and limestone surround. Coving. Two wall light points. Television point. French doors opening onto the Dining Room. Casement windows to the front and side. Radiator.



DINING ROOM

4.3m x 3.5m (14'1" x 11'6")

Coving. French doors opening onto the Conservatory. Radiator.



CONSERVATORY

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

Wall light point. Casement windows to three sides. French doors onto the rear garden.



KITCHEN DINER

6.3m x 3.4m (20'8" x 11'2")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit and electric cooker. Integrated dishwasher and fridge freezer. Coving. Worcester oil-fired central heating boiler. Two casement windows to the rear. Radiator.



UTILITY ROOM

2.3m x 2.0m (7'7" x 6'7")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Space for a tumble dryer. Coving. Casement window and door to the side. Radiator.

GUEST CLOAKROOM

2.0m x 1.0m (6'7" x 3'3")

Low flush WC and wash basin. Extractor fan Radiator.

STUDY

3.4m x 2.4m (11'2" x 7'10")

Coving. Casement window to the front. Radiator.



FIRST FLOOR

LANDING

Coving. Loft hatch. Airing cupboard housing the hot water cylinder with electric immersion heater. Further storage cupboard.

BEDROOM ONE

4.4m x 4.3m (14'5" x 14'1")

Coving. Fitted wardrobe. Casement window to the front and port hole window to the side. Radiator.



EN-SUITE SHOWER ROOM

2.8m x 1.7m (9'2" x 5'7")

Matching suite comprising walk-in shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Fully tiled walls. Coving. Casement window to the front. Radiator.

BEDROOM TWO

4.2m x 3.4m (13'9" x 11'2")

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



BEDROOM THREE

3.8m x 3.4m (12'6" x 11'2")

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



BEDROOM FOUR

3.4m x 3.4m (max) (11'2" x 11'2")

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



HOUSE BATHROOM

2.7m x 2.4m (8'10" x 7'10")

Matching suite comprising corner bath, wash basin in vanity unit and low flush WC. Coving. Extractor fan. Casement window to the rear. Radiator.



OUTSIDE

The house occupies a good-sized plot of roughly 0.18 acres. A set of timber gates open onto a tarmac driveway, leading to a detached, brick-built garage. There are lawned gardens to both the front and side of the house, and a flagged path links to the front door. Most of the garden is located to the rear, and enjoys both privacy and a sunny, south-facing aspect. Much of it is laid to lawn, along with well-stocked shrub borders, a paved patio and timber garden shed.

GARAGE

6.0m x 4.0m (19'8" x 13'1")

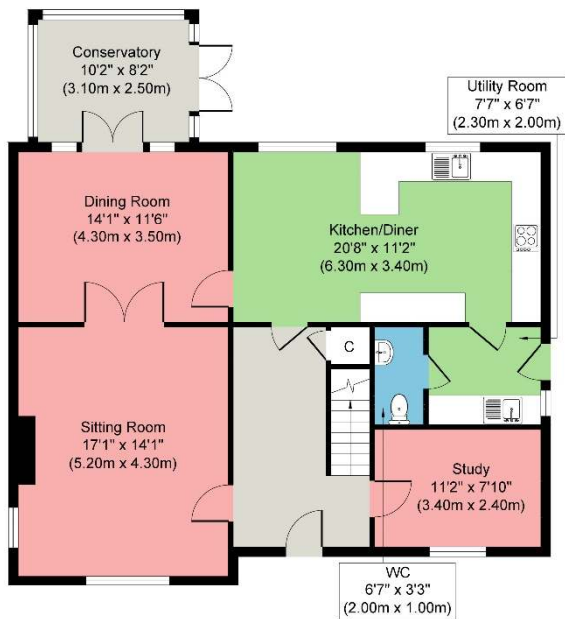
Electric roller shutter door. Personnel door and casement window to the side. Electric light and power.



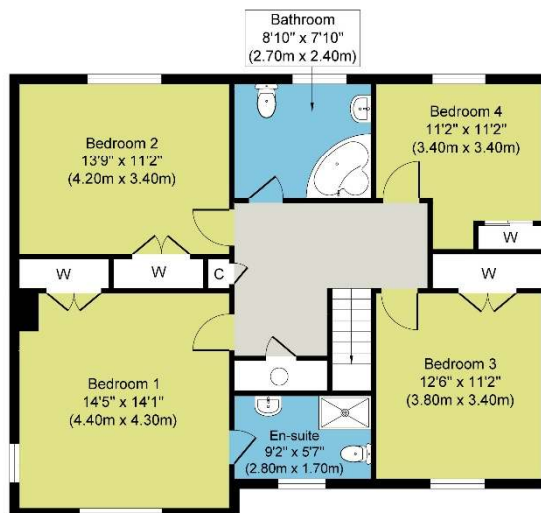
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer 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.

GENERAL INFORMATION

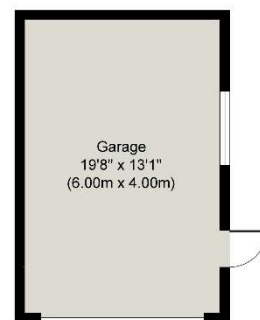
Services:	Mains water, electricity and drainage. Oil fired central heating.
Council Tax:	Band: F (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO17 8SF.
EPC Rating:	Current: D65. Potential: C78.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.



Ground Floor
Approximate Floor Area
1051 sq. ft
(97.62 sq. m)



First Floor
Approximate Floor Area
961 sq. ft
(89.25 sq. m)



Garage
Approximate Floor Area
258 sq. ft
(24.00 sq. m)

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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