

THORN EDGE BACK STREET, WOLD NEWTON



A newly refurbished detached house occupying a corner plot & offering immaculately appointed three-bedroom accommodation.

Entrance hall, sitting room, kitchen diner, utility room,
first floor landing, three bedrooms & house bathroom.

Oil-fired central heating & uPvc double-glazing.

Ample parking, attached garage & south-facing, wraparound gardens

Popular Wolds village within easy reach of local amenities.

Viewing is recommended.

GUIDE PRICE £315,000

Thorn Edge is an individually designed house which is believed to date from the late 1980s. Within the last four years, the house has been comprehensively refurbished and modernised to create an appealing family home within a much-loved Wolds village.

In brief, the accommodation comprises entrance hall, 18ft sitting room with log burner, a spacious kitchen diner with an attractive range of kitchen units with integrated appliances and quartz worktops, utility room, first floor landing, three bedrooms (two doubles, one single) and a stylish house bathroom with free-standing roll top bath and separate walk-in shower. The house is neutrally decorated throughout and benefits from oil-fired central heating and uPvc double-glazing.

The property occupies a corner plot in a peaceful corner of the village. A gated driveway offers ample space to park and gives access to a generously proportioned single garage, and there are gardens on three sides, and planning consent is in place to construct an 8m x 3m single storey extension at the rear (details available on request).

The picturesque village of Wold Newton lies within the beautiful countryside of the Yorkshire Wolds and is set around an attractive green. The village has a thriving community and benefits from a public house, pretty Norman Church, and a primary school. Wold Newton is located roughly 2 and a half miles east of the B1249, is only 5 miles from the coast and is within easy reach of Driffield (12 miles), Scarborough (13 miles) and Malton (20 miles), where senior schooling and many other facilities are available.

ACCOMMODATION

ENTRANCE HALL

1.8m x 1.8m (min) (5'11" x 5'11")

Staircase to the first floor. Radiator.



SITTING ROOM

5.5m x 4.5m (max) (18'1" x 14'9")

Cast iron multi-fuel stove set on a slate hearth. Television point. Casement window to the front and bay window with French doors to the rear garden. Two radiators.



KITCHEN DINER

5.5m x 3.0m (18'1" x 9'10")

Range of kitchen cabinets with quartz work surfaces, incorporating a Belfast sink and breakfast bar. Integrated four-ring ceramic hob with extractor hood, fan-assisted oven, combination oven, dishwasher and wine cooler. Space for an American style fridge freezer. Casement window to the side and French doors opening on to the rear garden. Radiator.



UTILITY ROOM

2.3m x 1.8m (7'7" x 5'11")

Automatic washing machine point. Loft hatch. Door to outside.

FIRST FLOOR

LANDING

Fitted cupboard.

BEDROOM ONE

4.6m x 3.1m (max) (15'1" x 10'2")

Casement window to the front. Radiator.



BEDROOM TWO

3.0m x 3.0m (9'10" x 9'10")

Casement window to the side. Radiator.



BEDROOM THREE

2.4m x 2.4m (min) (7'10" x 7'10")

Casement window to the rear. Radiator.



HOUSE BATHROOM

2.4m x 2.0m (min) (7'10" x 6'7")

White suite comprising free standing roll top bath, walk-in shower cubicle, wash basin and high flush WC. Extractor fan. Casement window to the rear. Heated towel rail/radiator.



OUTSIDE

A timber gate opens onto a sizeable parking area, leading to an attached garage. Gardens wrap around three sides and are mostly laid to lawn.

ATTACHED GARAGE

5.8m x 3.4m (19'0" x 11'2")

Up and over door to the front. Personnel door and casement window to the side. Electric light and power. Radiator.



GENERAL INFORMATION

Services:	Mains water and electricity. Septic tank drainage. Oil-fired central heating.
Council Tax:	Band: D (East Riding of Yorkshire Council)
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO25 3YJ.
EPC Rating:	Current: E53. Potential: C77.
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.



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