

Mark Stephenson's

ESTATE & LETTING AGENTS



41 Main Street, Ebberston, YO13 9NR

£340,000

- Semi detached double fronted cottage
- Modern fitted kitchen and bathroom
- Mains gas c/heating. Double glazing
- Highly sought after village location
- Generous gardens with outbuildings
- Excellent living space with stove
- Three good sized bedrooms
- Superb garden studio/home office

41 Main Street, Ebberston YO13 9NR

Double fronted stone and pantile cottage in this highly favoured village location offering excellent three bedroom accommodation with generous gardens and outbuildings. Extremely well appointed throughout including generous reception/living space with stove, modern kitchen, utility/WC, three good bedrooms and family bathroom. Mains gas central heating, double glazing, parking at the rear and excellent garden studio/home based office.



Council Tax Band: C



General information

Ebberston is a popular village set off the A170, some seven miles east of Pickering and eleven miles west of Scarborough. The traditional Main Street is made up of individual character properties, the village has a vibrant village community with an active village hall, well regarded pub and restaurant, regular bus service and both a cricket ground and sports field with children's play area. Enter the village from Pickering turning right off the A170 onto Main Street, number 41 is on the right hand side.

Services

Mains gas, water, electricity and drainage are all connected.
Mains gas central heating system.

Lounge/dining room

Central front entrance door with replacement/traditional style windows either side, wood flooring, ceiling beams, solid fuel stove in brick and stone surround, stairs to the first floor, radiator.

Kitchen

Refitted range of base and wall level units, plumbed for dishwasher, wood flooring, radiator, rear window and door leading outside.

Utility room/WC

Plumbed for washer, wood flooring, wash basin, WC and rear facing window.

First floor

Landing

Built in cupboard

Bedroom 1

Generous range of built in wardrobes, front window and radiator.

Bedroom 2

Further good size room, front window, radiator. Hatch with ladder to boarded loft space.

Bedroom 3

Rear window, radiator.

Bathroom

Fully tiled with modern three piece white suite including WC, bath with shower over and wash basin. Rear facing window, heated towel rail.

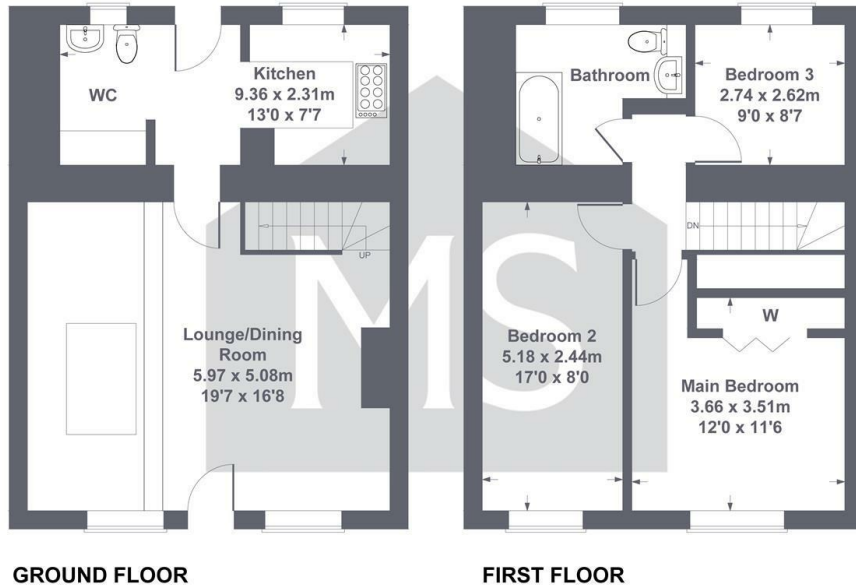
Outside/gardens

Parking to the immediate rear of the property which leads to the garden with a modern studio/home based office with electric installed. Generous size traditional stone building with mezzanine floor, perfect for a workshop or potential to convert subject to planning. A small garage for storage. The large established lawed garden looks onto views of an orchard and fields beyond.





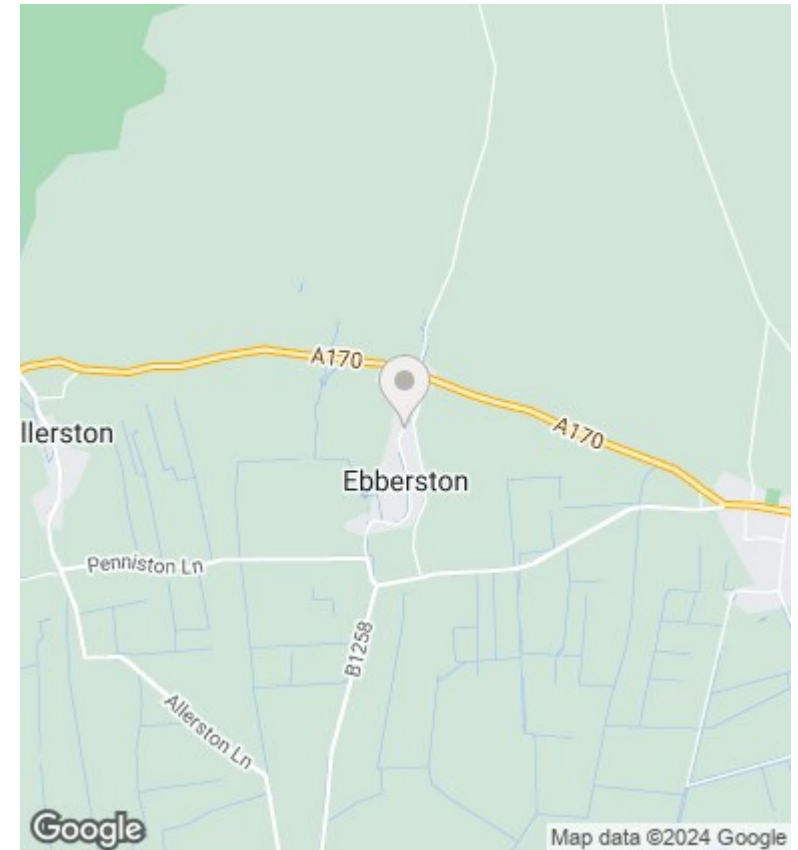
Approximate Gross Internal Area 1028 sq ft - 95 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Directions

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	