



4 The Beeches | Malton YO17 6RS

BoultonCooper

BC
Est. 1801



4 The Beeches Malton

4 The Beeches is an individual detached family house occupying a pleasant position within the village of Great Habton. The well maintained and planned accommodation lies on two floors and comprises entrance hall, study, cloakroom, sitting room, kitchen, dining room, utility room and family room or fifth bedroom; on the first floor there is a landing, master bedroom with en suite shower room, three further bedrooms and family bathroom. The beautiful gardens lie to the front and rear of the house and have mature flowering plant and shrub borders along with pleasant sitting area; driveway provides parking and access to GARAGE. Great Habton is a village with a popular village hall and pub. Transport is provided for local primary and secondary schools. The town of Pickering is approximately 6 miles north east and Malton 5.5 miles south of the village, both of which are market towns where a good deal of local amenities and recreational facilities can be found. VIEWING HIGHLY RECOMMENDED.,

Guide Price £565,000

Entrance Hall

Tongue and groove flooring, ceiling cornice, smoke alarm, radiator, open staircase to first floor with handrail, spindles and understairs cupboard.

Study

2.74m x 2.41m (9'12" x 7'11")

Coving to ceiling, double glazed window to the front elevation, central heating radiator.

Cloakroom

Housing low flush w.c, wash hand basin with cupboard below, central heating radiator, double glazed window, partial wall tiling.

Sitting Room

5.74m x 3.61m (18'10" x 11'10")

Double aspect with windows to the rear and side, chimney breast with multi fuel burner, tongue & groove flooring, ceiling cornice, radiators.

Kitchen

4.88m x 2.90m (16' x 9'6")

Well fitted with wall and base units including 1 1/2 bowl stainless steel sink unit with mixer tap over, worktops and tiled splash-backs, built in AEG double oven, induction hob with extractor fan over, dishwasher and fridge/freezer; tiled flooring, spot lights to ceiling, double glazed window to the front elevation and central heating radiator.

Dining Room

3.61m x 2.97m (11'10" x 9'9")

Double patio doors to rear garden, ceiling cornice, radiator, opening to sitting room/kitchen and central heating radiator.

Utility Room

3.61m x 1.75m (11'10" x 5'9")

Matching wall and base units, single drainer stainless steel sink unit with mixer taps over, worktops and tiled splash-backs; plumbing for automatic washing machine plus space for tumble dryer. Ceiling spotlights, tiled flooring, double glazed window to the rear elevation.



Further Utility Room

With free standing boiler, tiled flooring, rolled edge work surfaces, double glazed window, door to garage and outside, central heating radiator.

Family Room / Bedroom Five

4.39m x 2.41m (14'5" x 7'11")

Double glazed window to the front elevation with access to roof space and central heating radiator.

First Floor Galleried landing

Ceiling cornice, access to roof void with loft ladder and partial boarding, smoke alarm.

Airing cupboard housing hot water cylinder.

Master Bedroom

3.61m x 4.17m (11'10" x 13'8")

With double glazed window to the rear elevation overlooking the garden, central heating radiator, range of fitted wardrobes and additional built in wardrobes, drawer compartment unit.

En Suite Shower Room

Shower cubicle with Triton shower unit, wash hand basin with cupboard below, low flush w.c., two double glazed windows, central heating radiator, wall tiling, floor tiling, extractor fan.

Bedroom Two

4.90m x 2.92m (16'1" x 9'7")

Double glazed window to the front elevation and central heating radiator.

Bedroom Three

4.62m x 2.72m (15'2" x 8'11")

Double glazed window to the rear elevation, central heating radiator.

Bedroom Four

3.91m x 2.67m (12'10" x 8'9")

Double glazed window to the front elevation with field views and central heating radiator.

Family Bathroom

With Panelled bath, shower attachment, pedestal wash hand basin, low flush w.c., spot lighting, wall tiling, floor tiling, central heating radiator and double glazed window to the front elevation.

Outside

Beautiful landscaped gardens of good size to the front with laid lawn, attractive flower/shrubbery borders, Redrobin hedgerows, block paved driveway leads to single GARAGE 18'9" x 8'9" with up and over door, light and power and pedestrian door into the second utility room.

The rear enclosed garden with patio area, laid lawn, attractive planting of shrubs and plants, pleasant seating areas, SUMMERHOUSE and GARDEN SHED.

Services

Mains electricity, water and drainage.

Oil fired central heating.





VIEWING


Strictly by appointment with the agents.

COUNCIL TAX BAND

F

ENERGY PERFORMANCE RATING

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



4 The Beeches | Malton



Total area: approx. 182.6 sq. metres (1965.8 sq. feet)
4 The Beeches, Gt. Habton

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