



Laburnham House | Duggleby Malton



Laburnham House Duggleby Malton

A superbly spacious, flexible and well appointed five bedroom detached residence with delightful gardens and grounds, situated in the heart of the residential village of Duggleby and on the northern edge of the Yorkshire Wolds. The village lies six miles south-east of the market town of Malton, and it's extensive amenities. To the outside, Laburnham house is complemented by substantial gardens and grounds, with attractive seating areas, ideal for al-fresco dining and enjoying the outside space.

Viewing essential

Guide Price £545,000

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

Staircase to first floor, under stairs cupboard, further cupboard and cloakroom off comprising low flush wc and wash hand basin.

KITCHEN/DINING ROOM

6.32m x 3.58m (20'9" x 11'9")

Dual aspect double glazed windows, range of fitted base and wall mounted units, breakfast island, sink and drainer with chrome mixer taps over, Rangemaster with 6 ring hob, tiled floor.

UTILITY ROOM

Range of base and wall mounted units, plumbing for washing machine, door to rear outside.

BOOT ROOM

Front entrance door, doors leading to kitchen and adjoining double garage.

SITTING ROOM

6.35m x 3.99m (20'10" x 13'1")

Front aspect double glazed window with French doors to conservatory, open cast iron fireplace on tiled hearth and surround, twin alcoves and one with fitted bookshelves, and 2 no. radiators.

CONSERVATORY

5.18m x 3.40m (17' x 11'2")

Brick base, uPVC double glazed windows with french patio doors to the rear.

TO THE FIRST FLOOR

LANDING

Radiator

BEDROOM 1

4.50m x 3.58m (14'9" x 11'9")

Front aspect uPVC double glazed sash window, wall length fitted wardrobe with mirrored sliding doors, double radiator.

EN-SUITE BATHROOM

Three piece suite comprising of panelled bath with shower over, low flush wc, hand wash basin, shaver point, fully tiled walls, chrome heated towel rail, extractor fan, uPVC double glazed sash window to the rear.

BEDROOM 2

3.99m x 3.28m (13'1" x 10'9")

Fitted wardrobes with open shelving at either side, radiator, uPVC double glazed sash window to front.

BEDROOM 3

3.99m x 2.97m (13'1" x 9'9")

uPVC double glazed window to the rear, radiator.

SHOWER ROOM

Rear aspect double glazed window, three piece suite comprising shower cubicle, low flush wc, wash hand basin over vanity unit, radiator.

TO THE SECOND FLOOR

LANDING

Radiator



BEDROOM 4

4.04m x 3.99m (13'3" x 13'1")

Dual aspect Velux windows, radiator

BEDROOM 5

4.04m x 3.58m (13'3" x 11'9")

Dual aspect Velux windows, radiator

CLOAKROOM

Dual aspect Velux windows, low flush wc, wash hand basin, radiator

OUTSIDE

To the front the south-facing gardens are laid to lawn with well stocked herbaceous borders and low level picket fencing. To the rear, the property is complemented by a low maintenance garden with artificial turf flanked by herbaceous borders leading to patio area, with attractive seating areas to enjoy the best of the morning and evening sun.

DOUBLE GARAGE

5.44m x 3.63m (17'10" x 11'11")

Up and over door to the front, housing oil-fired central heating boiler, door to boot room.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

By appointment with the Agents, BoultonCooper. Tel. 01653 692151.

DIRECTIONS

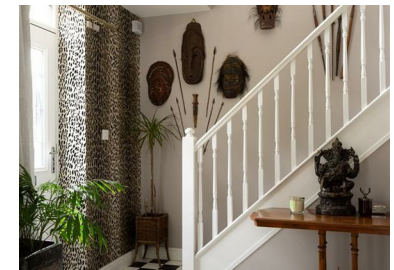
Take the B1248 from Malton towards Driffield, continue until you reach Wharram le Street, at the crossroads take the left turn towards Duggleby. After approximately 1 mile take the fork to the right and Laburnham House can be found on the left hand side before the crossroads. Postcode: YO17 8BN.

COUNCIL TAX BAND

We are verbally informed the property lies in Band F. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed at our Malton office.





VIEWING


Strictly by appointment with the Agents.

COUNCIL TAX BAND

F

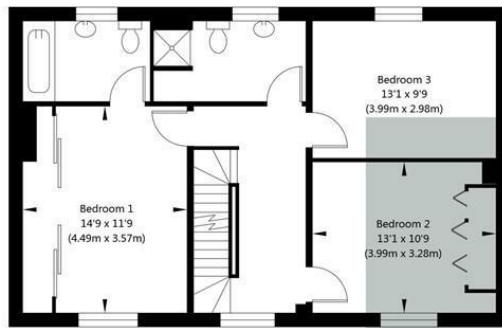
ENERGY PERFORMANCE RATING

D TBC

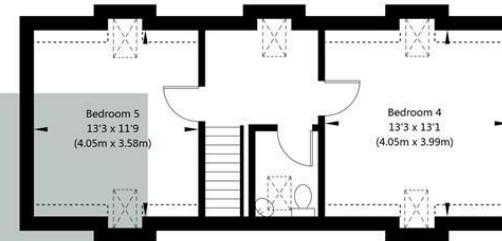
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



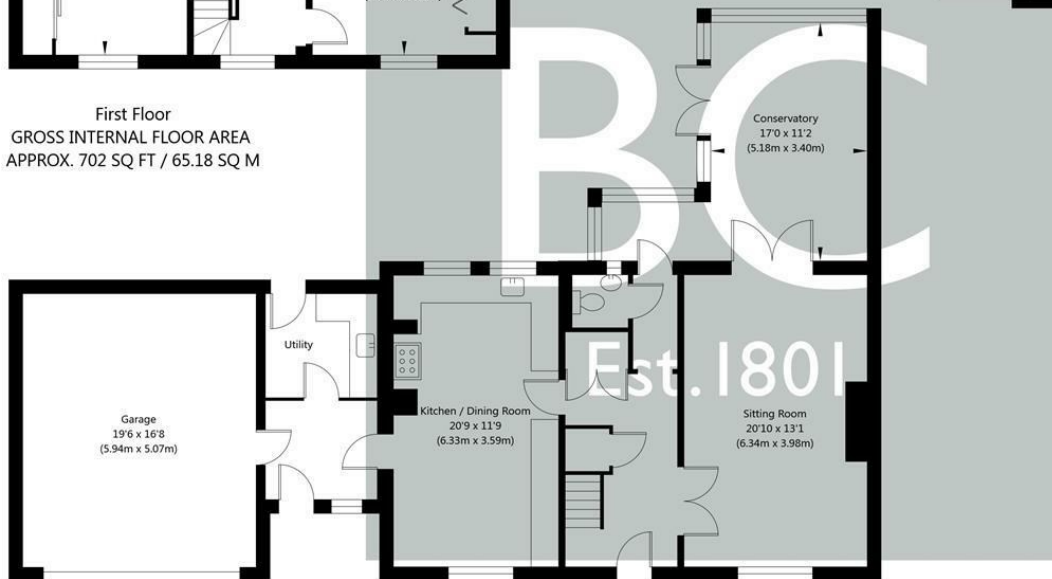
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First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 702 SQ FT / 65.18 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 460 SQ FT / 42.7 SQ M



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 1076 SQ FT / 100 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2238 SQ FT / 207.88 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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