



Fordlea Main Street | Malton

A delightful three bedroom detached property with well-maintained gardens in the centre of the village of Amotherby. Fordlea is well-appointed and to the outside, includes a useful two bay garage with workshop, offering scope for alternative uses, subject to the necessary consent. VIEWING ESSENTIAL.

- Three bedroom detached family home
- Three bedrooms, 1 with en-suite, family bathroom
- Detached garage and workshop
- Kitchen, living room, dining room and utility room
- Extensive front, side and rear gardens

Guide Price £495,000



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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

9' x 4' (2.74m x 1.22m)
uPVC double glazed door.

SITTING ROOM

26'3" x 12'5" (8.00m x 3.78m)
Triple aspect, uPVC double glazed bay windows, uPVC double glazed French doors to outside, decorative fireplace with marble hearth, tiled surround and timber mantelpiece, 2no. double radiators.

FAMILY ROOM

13'5" x 12'5" (4.09m x 3.78m)
Front aspect uPVC double glazed bay window, brickset fireplace (blocked off) on a tiled hearth with timber mantelpiece, radiator.

KITCHEN/BREAKFAST ROOM

18'7" x 14'1" (5.66m x 4.29m)
Triple aspect uPVC double glazed windows, range of fitted base and wall mounted units with granite work surfaces over, oil fired Aga, sink and drainer with chrome mixer taps, induction hob, oven and grill with extractor over, tiled floor.

UTILITY ROOM/CLOAKROOM

14'6" x 5'3" (4.42m x 1.60m)
Range of fitted base and wall mounted units, Trianco oil fired boiler, low flush wc and hand wash basin.

TO THE FIRST FLOOR

LANDING

BEDROOM 1 (SW)

14'5" x 11'11" (4.39m x 3.63m)
Dual aspect uPVC double glazed windows, fitted wardrobes, single radiator.

ENSUITE SHOWER ROOM/WET ROOM

6'4" x 4' (1.93m x 1.22m)

BEDROOM 2 (NW)

13'7" x 12' (4.14m x 3.66m)
uPVC double glazed window to the front, fitted wardrobe, over stairs cupboard, radiator.

BEDROOM 3 (NW)

13'6" x 11'11" (4.11m x 3.63m)
uPVC double glazed window to the front, radiator.



FAMILY BATHROOM

12' x 6' (3.66m x 1.83m)

Three piece suite comprising panelled bath, low flush wc and wash hand basin into vanity unit, uPVC Velux sky light, radiator.

OUTSIDE

To the outside, the property is approached through double timber gates leading to a private driveway and double garage and workshop. A patio area to the rear of the property leads to good-sized gardens with herbaceous borders, raised beds and hardstanding area providing ample off-street parking.

DETACHED GARAGE

28'6" x 22'11" (8.69m x 6.99m)

With twin roller shutter doors, electric power and lighting.

WORKSHOP

50' x 6' (15.24m x 1.83m)

Comprising workshop, store and separate coal house.

SERVICES

Mains electricity, water and drainage. 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

Strictly by appointment with the Agents. Tel: 01653 692151.

COUNCIL TAX BAND

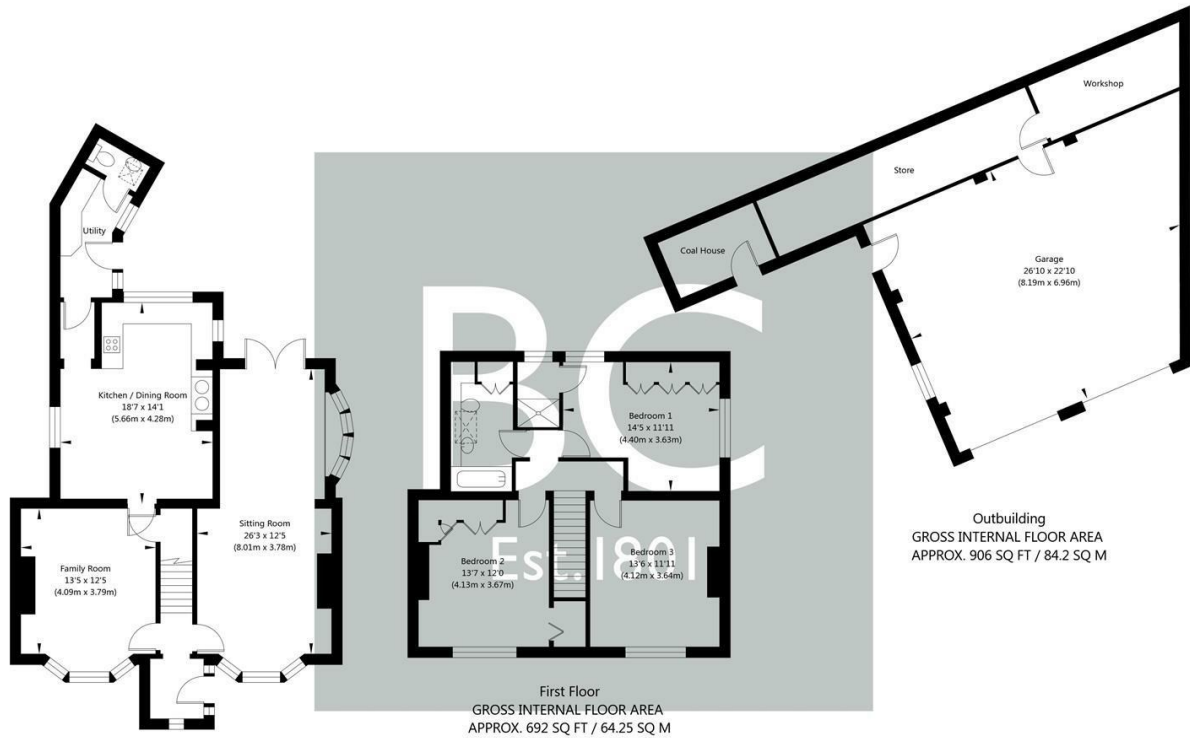
We are verbally informed the property lies in Band F. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

ENERGY PERFORMANCE RATING

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



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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 908 SQ FT / 84.33 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 692 SQ FT / 64.25 SQ M

Outbuilding
GROSS INTERNAL FLOOR AREA
APPROX. 906 SQ FT / 84.2 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2506 SQ FT / 232.78 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

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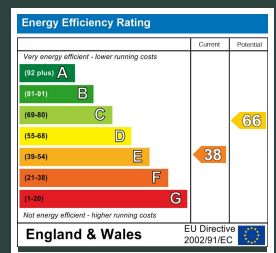
ENERGY PERFORMANCE RATING

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