



Mill House York Road | Leavening, Malton

BoultonCooper





# Mill House York Road Leavening, Malton

Mill House is a substantial and well-presented three bedroom detached family home with adjoining outbuildings and land set within the popular residential village of Leavening. To the rear of the property, there is an extensive open hardstanding area and gardens providing ample off-street parking, together with outbuildings offering scope for alternative uses (subject to the necessary consents) and adjoining grassland extending to 2.88 acres (1.16 hectares) or thereabouts. No onward chain - viewing essential.

In all extending to 3.16 acres (1.28 hectares) or thereabouts.

**Guide Price £500,000**

## ACCOMMODATION ON THE GROUND FLOOR

### ENTRANCE HALL

Entrance door, staircase to first floor, under stairs cupboard.

### SITTING ROOM

5.69m x 3.07m (18'8" x 10'1")

Dual aspect uPVC double glazed windows, electric fireplace on marble hearth with timber surround and mantelpiece, 2 no. radiators.

### KITCHEN/DINING ROOM

4.14m x 3.91m (13'7" x 12'10")

Rear aspect uPVC double glazed windows, range of base and wall mounted units, stainless steel sink and drainer with chrome mixer tap over, ceramic hob, integral double oven and grill, integral fridge, radiator, door to:

### UTILITY ROOM

3.73m x 2.69m (12'3" x 8'10")

Rear aspect uPVC stable-style entrance door with uPVC double glazed panel, range of base mounted units with work surfaces over, stainless steel sink and drainer, spacious airing cupboard housing the hot water cylinder, radiator. Door to separate cloakroom comprising wc, wash hand basin, corner shower cubicle and radiator.

## TO THE FIRST FLOOR LANDING

### BEDROOM 1

4.17m x 2.84m (13'8" x 9'4")

Rear aspect uPVC double glazed window, double radiator.

### BEDROOM 2

3.10m x 2.79m (10'2" x 9'2")

Rear aspect uPVC double glazed window, double radiator.

### BEDROOM 3

3.10m x 2.69m (10'2" x 8'10")

Front aspect uPVC double glazed window, double radiator.

### BATHROOM

Front aspect uPVC double glazed window, three piece coloured suit comprising panelled bath, pedestal wash hand basin, wc, part tiled walls, radiator, extractor fan.



## OUTSIDE

To the front of the property, there are steps up to the front garden planted with shrubs and perennials together with central paved walkway, greenhouse. A walkway to the side leads under a disused pipeworks (forming part of the former mill workings) to the rear large tarmac yard, providing ample off-street parking, and gardens with herbaceous borders and seating area. Beyond and to the south, the property extends to include a grass paddock extending to 2.88 acres (1.16 hectares) or thereabouts. There is a separate access into the land from the south via Leppington Lane.

## OUTBUILDINGS

### ADJOINING STORE

3.02m x 2.41m (9'11" x 7'11")

Timber frame entrance door to side and timber frame window to the rear.

### ADJOINING WORKSHOP

9.09m x 4.93m (29'10" x 16'2")

Open fronted brick workshop, work bench and evidence of the former mill workings, inspection pit.

### GARAGE

4.42m x 3.35m (14'6" x 11')

Open fronted

### STORE

4.52m x 3.48m (14'10" x 11'5")

Double timber doors to the rear, side aspect window. 2 no. additional stores to the rear.

## TENURE

We understand to be freehold with vacant possession on completion.

## SERVICES

Mains water, drainage, 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 their installation.

## VIEWING

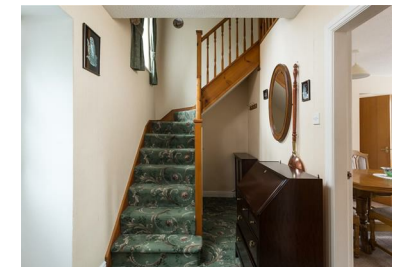
Strictly by appointment with the Agents. 01653 692151.

## COUNCIL TAX BAND

We are verbally informed the property lies in Band E. 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.





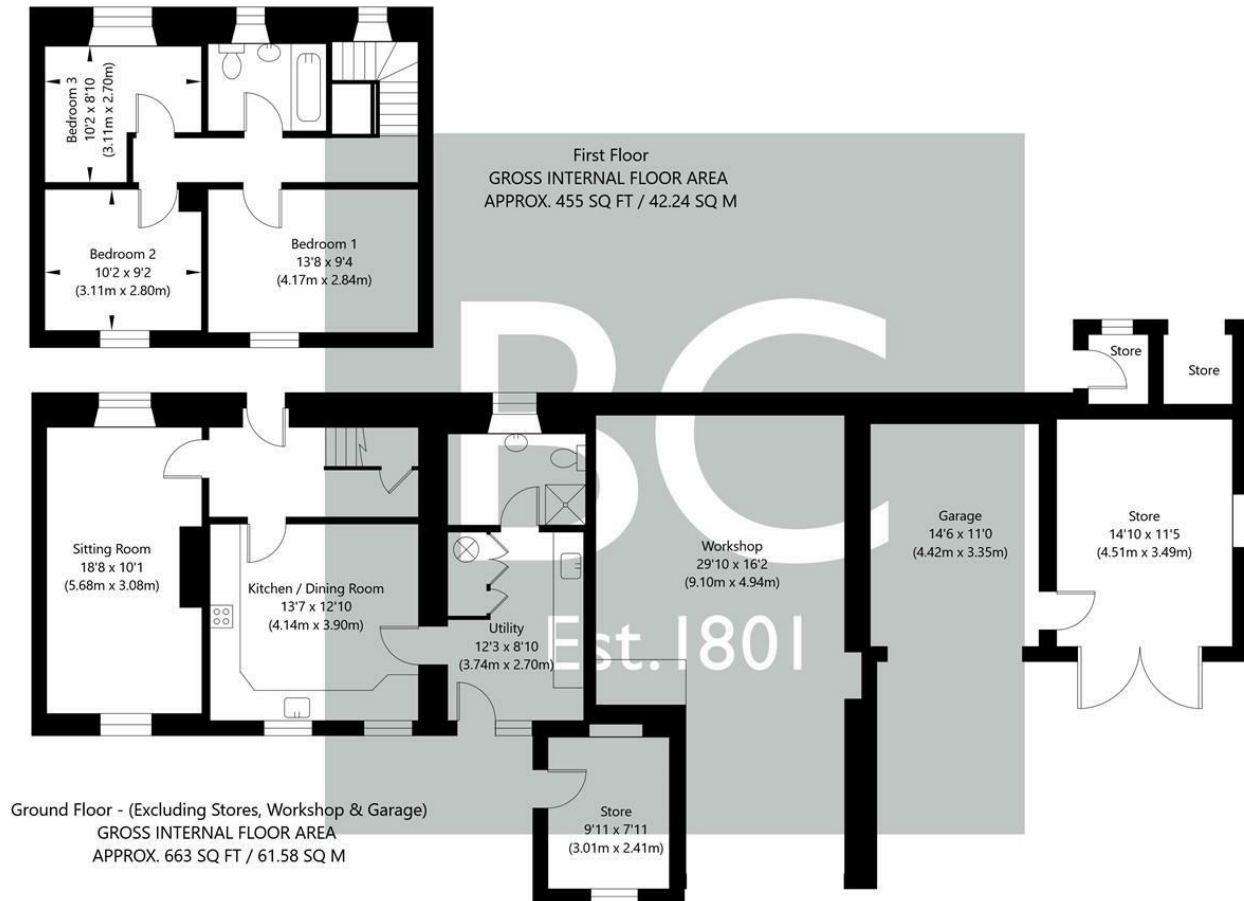
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Mill House York Road | Leavening, Malton

York Road, Leavening, Malton, YO17 9SL



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 455 SQ FT / 42.24 SQ M

Ground Floor - (Excluding Stores, Workshop & Garage)  
GROSS INTERNAL FLOOR AREA  
APPROX. 663 SQ FT / 61.58 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1118 SQ FT / 103.82 SQ M - (Excluding Stores, Workshop & Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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