



2 Low Hutton Park | Huttons Ambo, York

No.2 is a well-proportioned, four bedroom detached family home, situated in the popular residential hamlet of Huttons Ambo, just 3 miles from Malton and it's extensive amenities. Internally, the property extends to almost 1500sq.ft, together with gardens to all sides with delightful views, garage and off-street parking. Huttons Ambo is the collective name for villages of High and Low Hutton, and benefits from a village hall and St Margaret's Church; the A64 is just a couple of minutes away, with the City of York 17 miles to the west and Malton three miles to the East. NO ONWARD CHAIN

- A stone-built detached family home in an idyllic village location
- Four bedrooms, one with en-suite shower room and family bathroom
- Easily accessible, rural location with local amenities, on the edge of the Howardian Hills
- Entrance hall, triple aspect sitting room, kitchen, dining room, utility room and cloakroom
- Garage, off-street parking and gardens to all sides with delightful views
- Three miles from Malton and its excellent shopping and transport facilities



Guide Price £475,000

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ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALLWAY

Front aspect uPVC double glazed window, coving to ceiling, dado rail, staircase to first floor, laminate flooring, under stairs cupboard.

CLOAKROOM

Front aspect uPVC double glazed window, low flush wc, wash hand basin with tiled splashbacks, radiator, laminate floor.

SITTING ROOM/DINING ROOM

21'3" x 13'4" (6.48m x 4.06m)

Triple aspect uPVC double glazed windows to the front, side and rear, spacious and attractive room, electric fireplace on tiled hearth with timber surround, coving to ceiling, 2 no. radiators.

KITCHEN

10'10" x 10'5" (3.30m x 3.18m)

Rear aspect uPVC double glazed window, stainless steel sink and drainer with mixer tap over, rolled edge work surfaces, range of base and wall mounted units, integral oven with 4 ring hob over, extractor fan, radiator. Door to:

UTILITY ROOM

Rear aspect uPVC double glazed window, stainless steel sink and drainer with mixer tap over, rolled edge work surfaces, plumbing for washing machine, free-standing boiler. exposed stone wall, door to outside. Door to:

DINING ROOM/OFFICE

9'10" x 8' (3.00m x 2.44m)

Front aspect uPVC double glazed French doors to outside, wood-panelled ceiling, exposed stone wall, uPVC double glazed window, radiator.

TO THE FIRST FLOOR

LANDING

BEDROOM 1

15' x 12'5" (4.57m x 3.78m)

Front and side aspect uPVC double glazed window, eaves storage cupboard, radiator.

EN-SUITE SHOWER ROOM

Front aspect uPVC double glazed window, shower cubicle, wash hand basin, low flush wc, radiator.

BEDROOM 2

13'5" x 10'5" (4.09m x 3.18m)

Rear aspect uPVC double glazed window, fitted wardrobes with cupboards above, radiator.



BEDROOM 3

10'9" x 10'4" (3.28m x 3.15m)

Front aspect uPVC double glazed window, fitted wardrobes, airing cupboard housing the hot water cylinder, radiator.

BEDROOM 4

10'9" x 10'5" (3.28m x 3.18m)

Rear aspect uPVC double glazed window, fitted wardrobe radiator.

BATHROOM

uPVC double glazed window, panelled bath with shower over, pedestal wash hand basin, low flush wc, part tiled walls, radiator.

OUTSIDE

No. 2 is approached via a private tarmacadam driveway with attractive lawned gardens to the front and side with established trees and herbaceous borders. To the rear, there is a good-sized patio area with lawned gardens beyond flanked by herbaceous borders, 3 no. garden sheds and greenhouse. Adjoining garage with electric power and light; roller shutter door to the front and car port.

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 the property.

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.

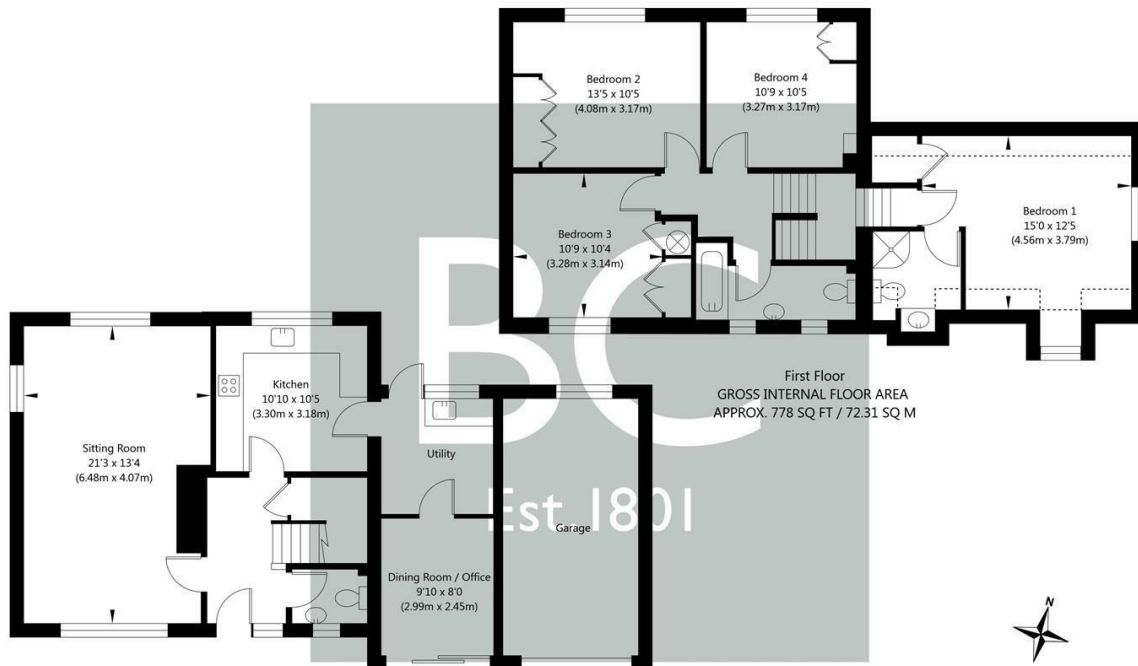
ENERGY PERFORMANCE RATING

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



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Low Hutton Park, Huttons Ambo, York, YO60 7HH



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 685 SQ FT / 63.67 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 778 SQ FT / 72.31 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1463 SQ FT / 135.98 SQ M - (Excluding Garage)

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

E

ENERGY PERFORMANCE RATING

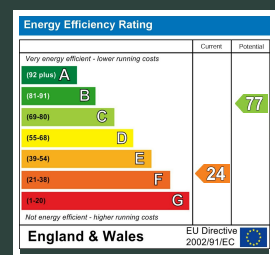
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St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk

boultoncooper.co.uk



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