

## Hope Cottage Salents Lane | Wharram le Street, Malton

Hope Cottage comprises a three bedroom semi-detached property situated in this popular Yorkshire Wolds village. The village lies six miles south-east of the market town of Malton, and it's extensive amenities.

- A well-presented semi-detached family home
- Three bedrooms and family bathroom
- Detached garage and off-street parking
- Sitting room, kitchen and ground floor cloakroom
- Gardens to the front and rear
- Rural location within 6 miles of Malton and its extensive amenities





Guide Price £265,000





## Hope Cottage Salents Lane | Wharram le Street, Malton







# ACCOMMODATION ON THE GROUND FLOOR

#### SITTING ROOM

15'6" x 14'6" (4.72m x 4.42m)

Front aspect uPVC double glazed window, composite door, feature fireplace with cast iron wood burning stove on slate hearth and timber mantelpiece, 2 no. radiators, staircase to first floor.

#### **KITCHEN**

15'5"x 10'5" (4.70mx 3.18m)

Rear aspect uPVC double glazed window, composite door to outside rear garden, 1.5 bowl stainless steel sink and drainer with mixer tap over, tiled splash backs, range of base and wall mounted units, display cabinets, integral appliances include AEG gas oven with four ring gas hob over, fridge freezer, and dishwasher, plumbing for washing machine, radiator, wall mounted Remeha gas boiler, Door to:

#### **CLOAKROOM**

Comprising low flush w.c. and wash hand basin.

#### TO THE FIRST FLOOR

#### **GALLERIED LANDING**

Loft hatch to roof space partly boarded, power and light, loft ladder.

#### **BEDROOM 1**

15'6" x 8'9" (4.72m x 2.67m)

Front aspect 2 no. uPVC double glazed windows with views over open countryside, recess, radiator.

#### **BEDROOM 2**

9'9" x 8'5" (2.97m x 2.57m)

Rear aspect uPVC double glazed window with countryside views, radiator.

#### **BEDROOM 3**

6'8" x 6'2" (2.03m x 1.88m)

Rear aspect uPVC double glazed window, radiator.

#### **BATHROOM**

Side aspect opaque uPVC double glazed window, four piece suite comprising panelled bath, shower cubicle with chrome fittings, wash hand basin into vanity unit, low flush wc, radiator.





#### **OUTSIDE**

To the front, there is a lawned garden with planted borders, paved walkway and block paved driveway to the side providing off street parking, leading to the detached rear garage. The rear garden is laid to lawn with fencing to the boundaries, outside tap.

#### **DETACHED GARAGE**

Electric roller shutter door, light and power.

#### **SERVICES**

We understand that the property is connected to mains electricity and water. LPG Gas heating. Private septic tank drainage. 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 Malton office Tel: 01653 692151.

#### **COUNCIL TAX BAND**

We are verbally informed the property lies in Band B. 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 online or at our Malton office.



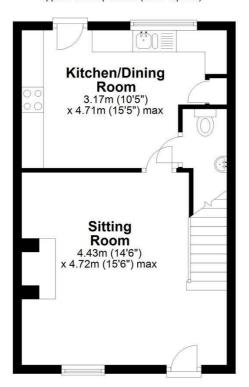




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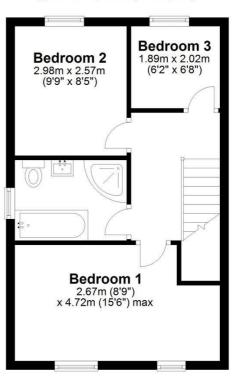
#### **Ground Floor**

Approx. 36.2 sq. metres (390.1 sq. feet)



#### **First Floor**

Approx. 36.2 sq. metres (390.1 sq. feet)



Total area: approx. 72.5 sq. metres (780.2 sq. feet) **Hope Cottage, Wharram Le Street** 

#### VIEWING

Strictly by appointment with the Agents.

#### **COUNCIL TAX BAND**

В

#### **ENERGY PERFORMANCE RATING**

D

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