



Marton House, Hatkill Lane,  
Full Sutton, YO41 1HW  
£390,000



## ABOUT THE PROPERTY

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This stunning former Blacksmiths cottage, dating back to 1810, offers the perfect blend of character and contemporary living. The spacious living room boasts a vaulted ceiling with exposed timber beams, creating an airy and inviting atmosphere. The cosy snug features a log burner, perfect for relaxing evenings.

The heart of the home is the open-plan kitchen and dining area, featuring a bespoke kitchen and another log burner for warmth and ambiance. A separate utility room and WC add convenience and practicality.

The cottage offers three good-sized bedrooms, two with built-in wardrobes, alongside a contemporary family bathroom.

Outside, the substantial rear garden is fully enclosed, providing privacy and space for outdoor living. The stunning glass canopy over the patio seating area ensures you can enjoy the garden year-round. Additional features include a single garage and a garden shed for extra storage.

This property perfectly balances period charm with modern living – an ideal home for those seeking character and comfort.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band D.







Tenure: Freehold  
East Riding of Yorkshire Council  
Band: D

## THE ACCOMMODATION COMPRISES:-

### GROUND FLOOR

#### OPEN PLAN KITCHEN DINER

6.39 x 4.61 max (20'11" x 15'1" max)

Upon entering the property you find yourself in the open plan kitchen diner, with log burner and dual aspect sash windows. The bespoke kitchen incorporates wall and base units, range style oven with extractor fan over, integral dishwasher, space for American style fridge freezer and 1 1/2 bowl sink unit.

A rear door leads from the kitchen out onto the covered patio seating area.

#### SNUG

4.06 max x 3.58 (13'3" max x 11'8")

Sash window to the front, exposed beam ceiling, log burner and radiator.

#### LIVING ROOM

4.93 x 4.26 (16'2" x 13'11")

With window to the front, vaulted ceiling with exposed timber beams, radiator and double doors that open onto the patio seating area.

#### UTILITY ROOM

2.23m x 1.41m (7'3" x 4'7")

With window to the rear, wall and base cupboards, Belfast sink, plumbing for washing machine and space for white goods.

Tiled floor and part tiled walls.

#### WC

Suite comprising of low flush WC and wash hand basin. Tiled floor and part tiled walls.

#### INNER HALLWAY

Window to the rear elevation, understairs cupboard. Stairs leading to:

### FIRST FLOOR

#### LANDING

With window to the rear elevation.

#### BEDROOM ONE

3.18 + wardrobes x 3.60 (10'5" + wardrobes x 11'9")

Sash window to the front elevation, fitted wardrobes and radiator.

#### BEDROOM TWO

3.99 max x 3.59 (13'1" max x 11'9")

Sash window to the front elevation and radiator.

#### BEDROOM THREE

3.17 + wardrobes x 2.33 (10'4" + wardrobes x 7'7")

Sash window to the rear elevation, fitted wardrobes and radiator.

#### FAMILY BATHROOM

2.56 x 2.36 (8'4" x 7'8")

Opaque window to rear.

Suite comprising low flush WC, dual wash hand basins and "p" shaped bath with shower over.

Fully tiled walls and floor and vertical radiator.

#### OUTSIDE

The rear garden is generously sized, featuring a large lawn area surrounded by raised borders of mature shrubs and flowers. A full-width patio, sheltered by an elegant glass canopy, offers an ideal space for outside entertaining. At the far end, you'll find a garden shed, and the garden is fully enclosed, making it a safe and secure environment for children and pets.

#### GARAGE

4.80 x 2.63 (15'8" x 8'7")

With timber outward opening doors, power and light. Housing the oil fired boiler.

### ADDITIONAL INFORMATION

#### SERVICES

Oil fired central heating. Mains Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

#### APPLIANCES

None of the appliances have been tested by the Agents.

#### COUNCIL TAX BAND

East Riding of Yorkshire - Council Tax Band D.

#### BROADBAND

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

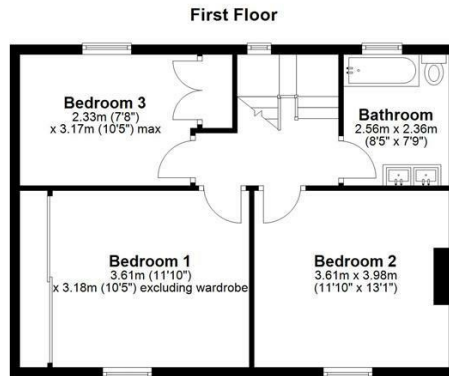
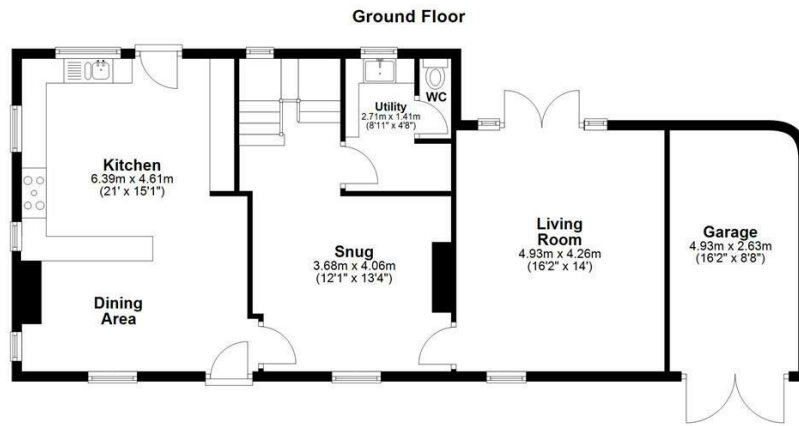
#### MOBILE

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### REFERRAL FEES

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.





#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

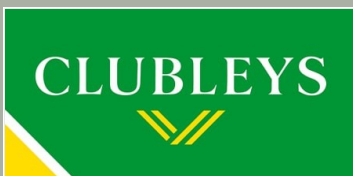
#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         | 63        |
| (39-54) E                                   | 34      |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.