



colin ellis

**Water Lane,  
Malton, YO17 8PG**

Colin Ellis welcome to the market a this stunning five-bedroom detached house located on Water Lane in the charming village of Sherburn, Malton.

Offers Over £650,000



## DESCRIPTION

This impressive property boasts over 2,700sq.ft of living space, offering ample room for a growing family, multi-generational living, those who love to entertain or as it is, currently used as a successful holiday home. The house features a spacious sitting room and a modern kitchen/diner perfect for family meals, and a fantastic games room where you can unwind and have fun with friends and family.

In addition to the generous living areas, this property also includes two bathrooms and an en-suite, ensuring convenience and comfort for all residents. While the enclosed gardens spanning around one third of an acre offer a peaceful retreat where you can relax and enjoy the outdoors.

Located in the picturesque village of Sherburn, this property provides a great access to the likes of Scarborough and York. With its spacious layout, versatile rooms, and beautiful surroundings, this house on Water Lane is a true gem waiting to be discovered. Viewings are a must in order to appreciate the size, potential and location of this lovely home.

## ENTRANCE HALL

Wooden door.

## SITTING ROOM

6.40 x 4.0 (20'11" x 13'1")

Wood burner, exposed beams, double radiator, uPVC double glazed window and power points.

## DOWNSTAIRS BEDROOM/SNUG

4.40 x 4.0 (14'5" x 13'1")

Exposed beams, uPVC double glazed window, double radiator and power points.

## KITCHEN/DINER

6.80 x 4.40 (22'3" x 14'5")

Base, wall and drawer units, wood worktop, tiled splash back, space for range hob, extractor hood, feature sinks and mixer taps, uPVC double glazed windows and tri-folding doors to side, exposed beams, single radiator and power points.

## PANTRY

1.6 x 1.6 (5'2" x 5'2")

Space for fridge/freezer, uPVC double glazed window and power points.

## UTILITY

4.8 x 2.5 (15'8" x 8'2")

Space for washing machine, tumble dryer and dishwasher, uPVC double glazed window, double radiator, stable door to side and power points.



## GAMES ROOM

9.7 x 5.8 (31'9" x 19'0")

Patio doors to rear leading out onto patio, radiator and power points.

## SHOWER ROOM

4.0 x 1.8 (13'1" x 5'10")

His and hers shower head, fully tiled, double hand wash basin, low flush wc, uPVC double glazed frosted windows, ladder radiator and extractor fan.

## LANDING

Cupboard and loft access.

## BEDROOM ONE

4.60 x 3.7 (15'1" x 12'1")

Double radiator, uPVC double glazed window and doors to balcony and power points.

## DRESSING ROOM

2.70 x 2.70 (8'10" x 8'10")

Power points.

## EN-SUITE

2.7 x 1.8 (8'10" x 5'10")

Basin with pedestal, low flush wc, shower cubicle, velux window and power points.

## BEDROOM TWO

4.40 x 4.0 (14'5" x 13'1")

Double radiator, uPVC double glazed window and power points.

## BEDROOM THREE

4.40 x 4.0 (14'5" x 13'1")

Fitted wardrobe, single radiator, uPVC double glazed window and power points.

## BATHROOM

3.40 x 3.10 (11'1" x 10'2")

Freestanding roll topbath, basin with pedestal, low flush wc, uPVC double glazed window and single radiator.

## BEDROOM FOUR

Double radiator, uPVC double glazed window and power points.

## OUTSIDE AND DOUBLE GARAGE

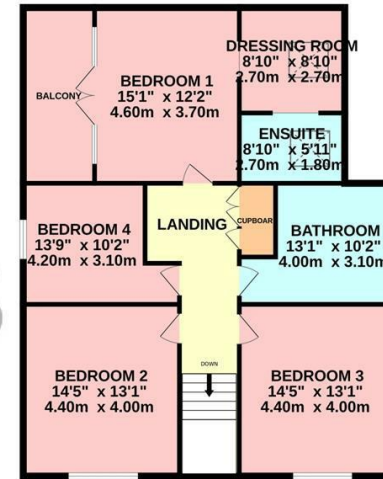
Enclosed garden with brick outhouse with power, gated access and parking space.



GROUND FLOOR  
2139 sq.ft. (198.7 sq.m.) approx.



1ST FLOOR  
1168 sq.ft. (108.5 sq.m.) approx.



TOTAL FLOOR AREA : 3307 sq.ft. (307.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</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	

**Water Lane - 18653211**  
**Council Tax Band - E**  
**Tenure - Freehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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