

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 11 The Rise, Leavening, Malton, YO17 9TA

£580,000

- Skilfully extended village family home
- Replacement double glazed windows
- Four receptions and four bedrooms
- Extensive and versatile ground floor layout
- Oil fired central heating system
- En-suite and family bathroom
- Large garden plot with open aspects
- Superb open plan refitted kitchen
- Large detached double size garage

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# 11 The Rise, Leavening YO17 9TA

Exceptional stone and pantile family home constructed circa 2000, both greatly improved over more recent years and skilfully extended around 10 years ago onto the rear of the kitchen. Standing in larger than usual mature gardens accessed from a sweeping driveway together with large double size detached garage. The ground floor layout is versatile and extensive having four separate reception rooms, upstairs there are four good bedrooms, updated en-suite and family bathroom. Replacement double glazed windows, oil fired central heating system, lovely open aspects at the rear and offered with the benefit of having no onward chain.



Council Tax Band: F



### General information

Leavening is a thriving and popular village in the Yorkshire Wolds, highly convenient for both Malton and York. Known for its strong sense of community, the village has a church, village hall, 'Good' primary school and hugely popular 'Real Ale' pub. The Yorkshire Post reported: "Conviviality cannot be bottled but if it could be, there would be several pints of the stuff hanging above the bar of the Jolly Farmers...". School buses from the village go to Malton School and Norton College. Malton railway station has a direct service to York and connection to London within a couple of hours.

### Services

Mains water, drainage and electricity.

Oil fired central heating system.

Mains gas is not available in the village.

### Reception hallway

Staircase to the first floor. Under stairs cupboard. Alarm control pad.

Radiator.

### WC

White low flush WC and wash basin in vanity unit. Extractor fan. Coat hooks.

### Sitting room

Open fire with pine surround, cast iron insert and tiled hearth. Coving.

Television point. Two full-length windows and French doors opening onto the rear garden. Radiator.

### Garden room

Vaulted ceiling with roof light to the rear elevation. Television point. Sash window to the front and two full-length windows and French doors onto the rear garden. Radiator.

### Snug/Dining room

Coving. Sash window to the front. Radiator. Versatile currently in use as a further home based office.

### Study

Coving. Telephone point. Sash window to the front. Radiator.

### Extended kitchen

Range of kitchen cabinets with solid oak work surfaces, incorporating a single drainer sink unit and pull-out larder unit. Space for a multi-fuel range cooker with extractor hood above. American style fridge freezer. Integrated wine cooler. Dishwasher point. Coving. Recessed spotlights. Television point. Two wall light points. Vaulted ceiling to the dining area with four Velux roof lights. Casement windows to the side and rear. French doors opening onto the rear garden. Solid oak floor with underfloor heating.

### Utility room

Range of kitchen cabinets with solid oak work surfaces, incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Oil-fired central heating boiler. Solid oak floor. Alarm control pad. Casement window and door to the side. Radiator.

### Galleried landing

Sash window to the front. Airing cupboard housing the pressurised hot water cylinder. Loft hatch. Radiator.

### Bedroom 1

Coving. Television point. Casement window to the rear. Radiator.

### En suite wet room

White suite comprising shower enclosure, wash basin in vanity unit and low

flush WC. Bathroom cabinet with lighting. Tiled floor with underfloor heating. Extractor fan. Coving. Casement window to the rear. Heated towel rail.

#### Bedroom 2

Coving. Television point. Sash window to the front. Radiator.

#### Bedroom 3

Coving. Fitted wardrobe. Television point. Casement window to the rear. Radiator.

#### Bedroom 4

Coving. Television point. Sash window to the front. Radiator.

#### Family bathroom

White suite comprising large bathtub with shower over, wash basin in vanity unit and low flush WC. Extractor fan. Coving. Casement window to the side. Heated towel rail.

#### Outside space/gardens

The overall plot, which amounts to approximately 0.23 acres has been professionally landscaped, creating a well-established outdoor space with extensive lawn, well-stocked shrub borders, clipped shrubs, specimen trees and a vegetable patch and greenhouse screened by mature fruit trees. Three of the rooms in the house have French doors opening onto a south facing, flagged terrace, with steps up to the main garden.

#### Detached garage

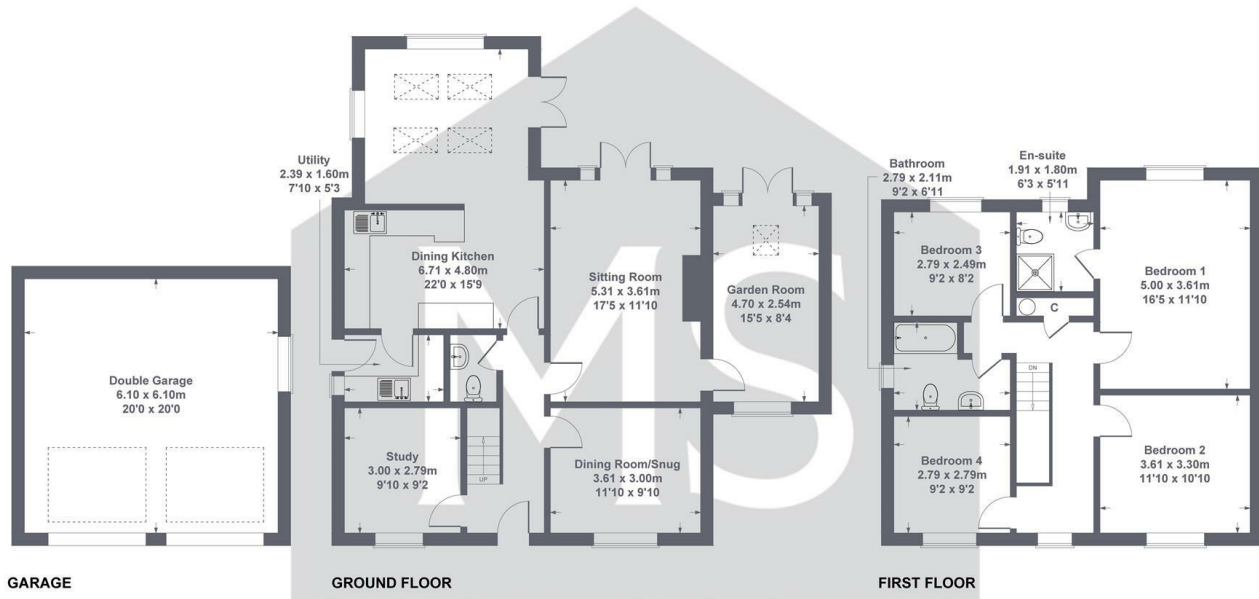
20 x 20

Electric light and power. Concrete floor. Casement window to the side. Twin up and over doors.



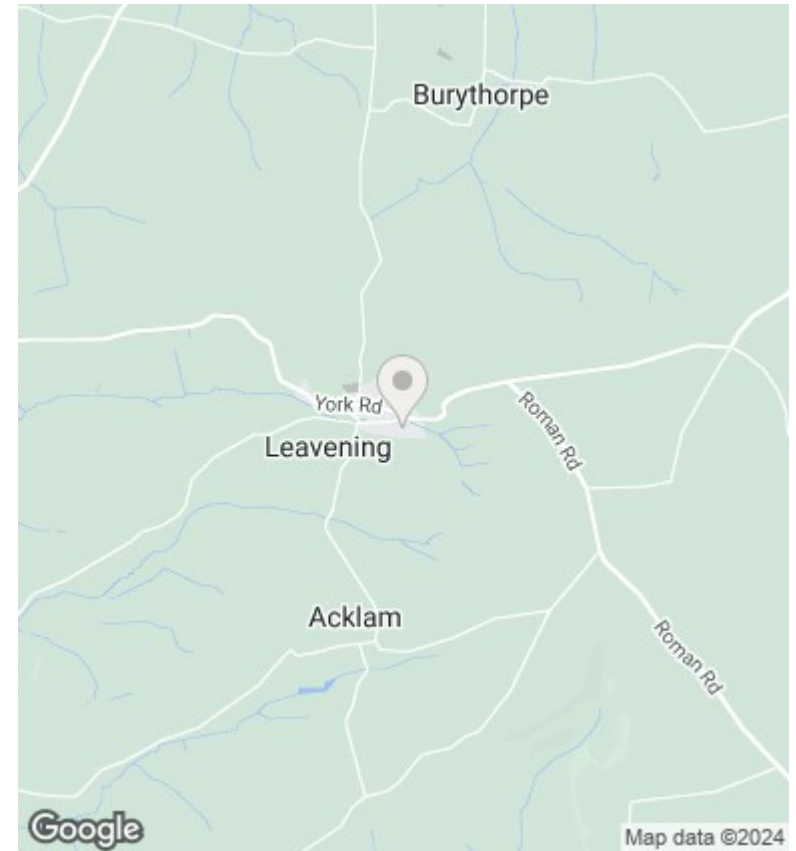


Approximate Gross Internal Area  
 House - 1791 sq ft - 166 sq m  
 Garage - 400 sq ft - 37 sq m  
 Total - 2191 sq ft - 203 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



## Directions

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

F

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 73        |
| (55-68)                                     | D | 63                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |