

Mark Stephenson's

ESTATE & LETTING AGENTS



Church View Burythorpe, Malton, YO17 9LF

£435,000

- Superbly appointed bungalow
- Luxury fitted kitchen
- Highly popular village
- Established private gardens
- Dining/living/conservatory
- Fischer radiators
- Approx 1159 sq ft
- Extensive parking
- Double glazed throughout

20 Birdgate, Pickering, YO18 7AL - 01751 476 900
13a Yorkersgate, Malton, YO17 7AA - 01653 692 500

malton@markstephensons.co.uk
<http://www.markstephensons.co.uk>

Church View , Burythorpe YO17 9LF

Church View is a superbly appointed three bedroomed bungalow extending to approx 1159 sqft standing in delightful gardens enjoying a great deal of privacy. Presented to an exceptional standard including a bespoke fitted kitchen opening into a superb dining/living conservatory. Extremely popular village location, lots of parking, Fisher radiators & double glazed throughout.



Council Tax Band: D



Services

Mains water, electricity and drainage. Burythorpe village is not connected to mains gas.

Independent Fischer electric radiators and hot water system.

General comments

Burythorpe is a popular village approx 4 miles south of Norton/Malton where a wide range of shops and amenities can be found. More locally within the village itself The Bay House pub/restaurant offers good hospitality, Burythorpe House Hotel is on the edge of the village, primary school catchment is in nearby Langton whilst secondary schools are available in both Norton and Malton. The delightful countryside, literally on the doorstep, provides endless walks and cycling options.

Porch

With door leading into the hallway.

Hallway

Large loft hatch with ladder, radiator.

Sitting room

Two front facing windows, multi fuel stove, radiator.

Kitchen

Fitted and equipped to an exceptional standard with matching range of bespoke units, integrated Neff twin ovens, induction hob and extractor hood, central island with cupboards below and integrated dish washer, integrated fridge and freezer, granite work tops, wood flooring, radiator, opening into the conservatory/dining.

Conservatory

A fantastic addition allowing dining or living space with double glazed windows onto a brick base with double doors leading into the gardens.

Bedroom 1

Front window and radiator. Door into en-suite.

Bedroom 2

Rear facing window, full length range of wardrobes, radiator.

Bedroom 3

Rear facing window, radiator.

Shower room

Superbly refitted with generous size walk in shower, WC and wash basin. Mirror fronted cabinets, towel rail, window.

Outside

Farm gated entrance from the street into a well enclosed frontage allowing easy parking for numerous vehicles. The gardens to the rear and side elevation enjoy excellent maturity and privacy including covered pergola and flagged patio area, mature lawns, shrubs and beds, established boundaries and new shed. Gated access from both sides including storage area at the right side.

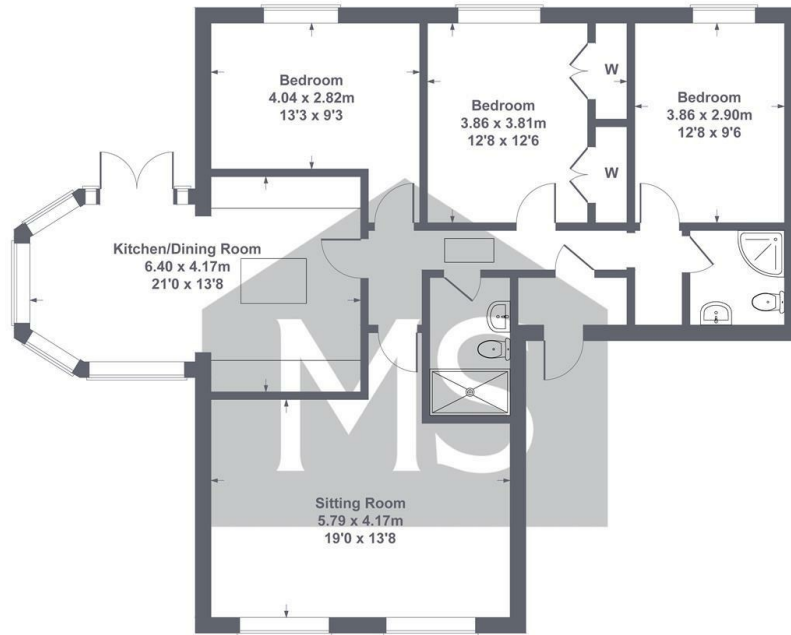
Garden shed

Timber built, insulated internally, power and lighting connected. Approx 15ft 8 X 11ft 6





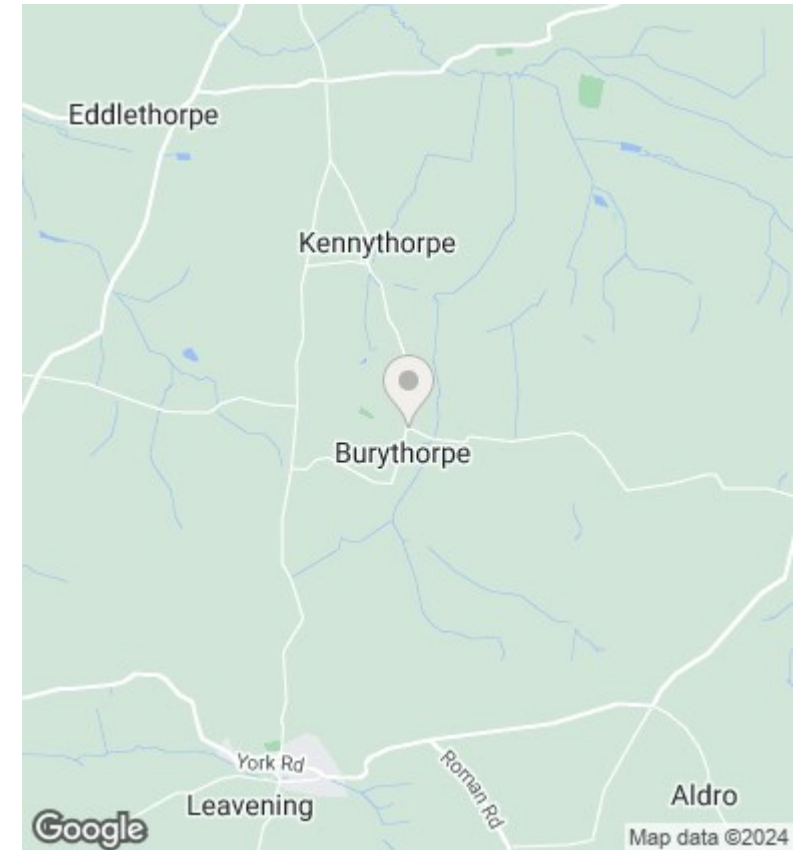
Approximate Gross Internal Area 1159 sq ft - 108 sq m



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. 2023



Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	