

Mark Stephenson's

ESTATE & LETTING AGENTS



3 Wold View, West Heslerton, Malton, YO17 8RF

£189,950

- Generous family sized semi home
- Three good sized bedrooms
- Replacement boiler late in 2023
- Extra large mature gardens
- Large reception onto the garden
- Village location just off the A64
- Scope to extend subject to PP
- uPVC d/glz and oil fired c/heating

3 Wold View, West Heslerton YO17 8RF

A particularly spacious and mature semi standing in large gardens offering potential to extend subject to usual consents. Enjoying a village location 3 Wold View offers comfortable ground floor living space with French doors onto the gardens whilst upstairs there are three good bedrooms and family bathroom. Off the kitchen is the original range of buildings providing utility space and a WC. uPVC double glazing and oil central heating from a new boiler late in 2023..



Council Tax Band:



General information

The village sits approximately eight miles to the east of Malton which is a market town offering a wide variety of amenities to include banks, hospital, supermarkets and local business's. The village is also set within some of the most beautiful countryside to walk in with the North York Moors on one side and the Wolds on the other. The coast is only ten miles away, making this diverse area a fantastic place to live in our opinion.

Services

Mains water, electricity and drainage.

Oil fired central heating system.

Mains gas is not within the village.

Hall area

Main front door, stairs to the first floor.

Kitchen

Open with the hall area with base and wall level fitted units, built in oven and hob, front facing window, radiator. Side door into the side entrance area with utility, boiler house and WC.

Through lounge/dining

French rear doors into the gardens, rear facing window also, laminate floor, two radiators, electric fire.

Landing

Front window, hatch to the loft space, radiator.

Bedroom 1

Rear window, built in wardrobes, radiator.

Bedroom 2

Rear window, airing cupboard, radiator.

Bedroom 3

Front window, radiator.

Bathroom

Three piece suite, over bath shower, side window, heated towel rail.

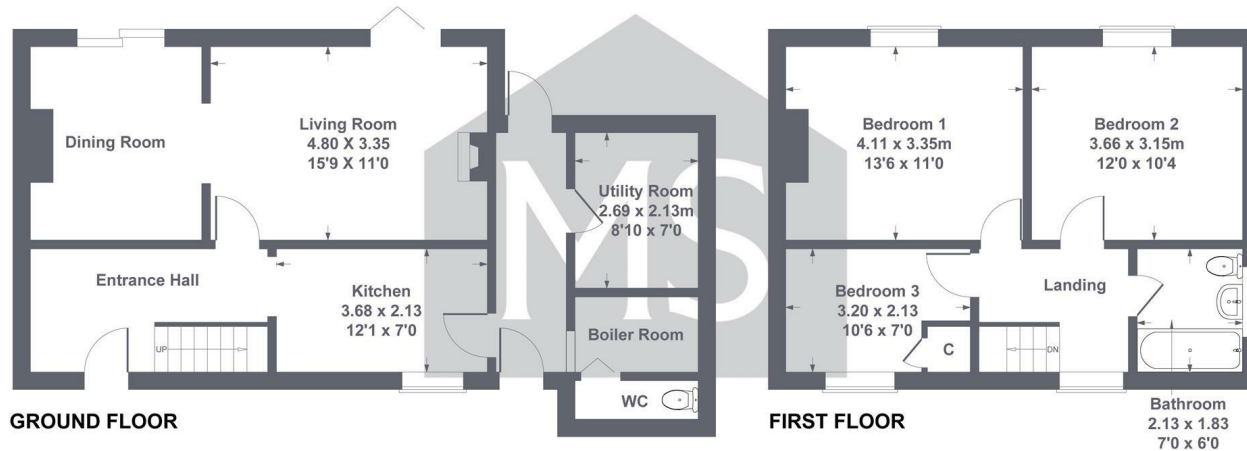
Outbuildings

An original range of buildings sit on the right side of the house accessed internally from the kitchen with external doors both front and rear. Within this are lies a good sized utility, WC and a separate space that houses the oil fired central heating boiler.

Outside space/gardens

Just off the road lies parking that serves both properties (number 3 & 4) whilst a shared path serves both and then leads into number 3. There are generous gardens at all three sides, the largest area is at the rear with lovely far reaching views onto the wolds countryside in the distance. The plot is easily large enough to allow extension space should someone be interested in creating further accommodation - subject to planning permissions as usual.

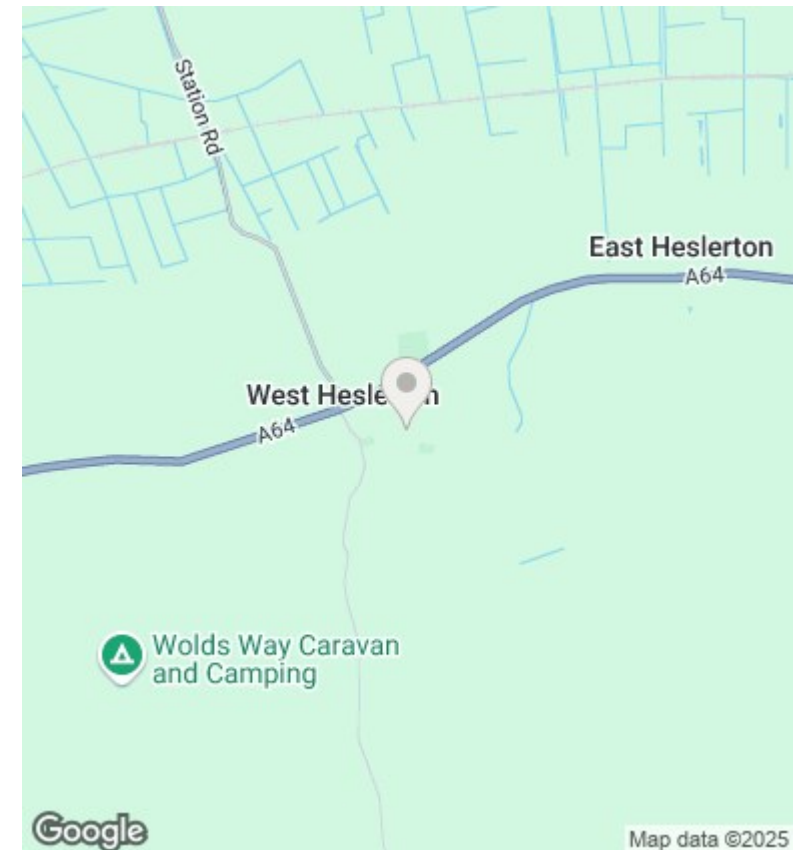
Approximate Gross Internal Area 962 sq ft - 89 sq m



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. 2025



Directions

Viewings

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

Council Tax Band

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		51	
EU Directive 2002/91/EC			