

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 3 Malton Lane, West Lutton, Malton, YO17 8TA

£171,950

- Excellent first home opportunity
- Parking for three vehicles
- Lounge with solid fuel stove
- Two double size bedrooms
- Offered with no forward chain
- Generous dining size kitchen
- Easy maintenance gardens
- Traditional wolds village location
- Solar panels installed 2024



## 3 Malton Lane, West Lutton YO17 8TA

A relatively modern end terraced house built in the style of a more traditional cottage offered for sale with the benefit of no onward chain. Well presented throughout 3 Malton Lane has easy maintenance garden space together with parking for three vehicles immediately to the side. Hallway, front lounge with stove, dining size kitchen with doors into the garden, two double bedrooms and bathroom. West Lutton is a traditional Wolds village location well placed for Malton, Driffield and the coast. Solar panels installed in 2024.



Council Tax Band: A



## General information

West Lutton is a picturesque village nestled in the heart of the Yorkshire Wolds, offering an idyllic rural lifestyle surrounded by rolling countryside and open views.

With its peaceful setting and strong sense of community, the village appeals to those looking for a quieter pace of life while remaining within easy reach of Malton, Driffield and the East Coast.

West Lutton enjoys the charm of traditional village living with features such as a local church, village hall, and excellent countryside walks on the doorstep. The surrounding area is renowned for its unspoilt landscapes and proximity to the Howardian Hills Area of Outstanding Natural Beauty.

## Services

Mains supply of water, electricity and drainage.

Mains gas is not available in the village.

Electric central heating system through radiators.

Solar panels installed in 2024, no batteries, helps to significantly reduce electricity bills.

## Hallway

## Lounge

## Dining kitchen

## Bedroom 1

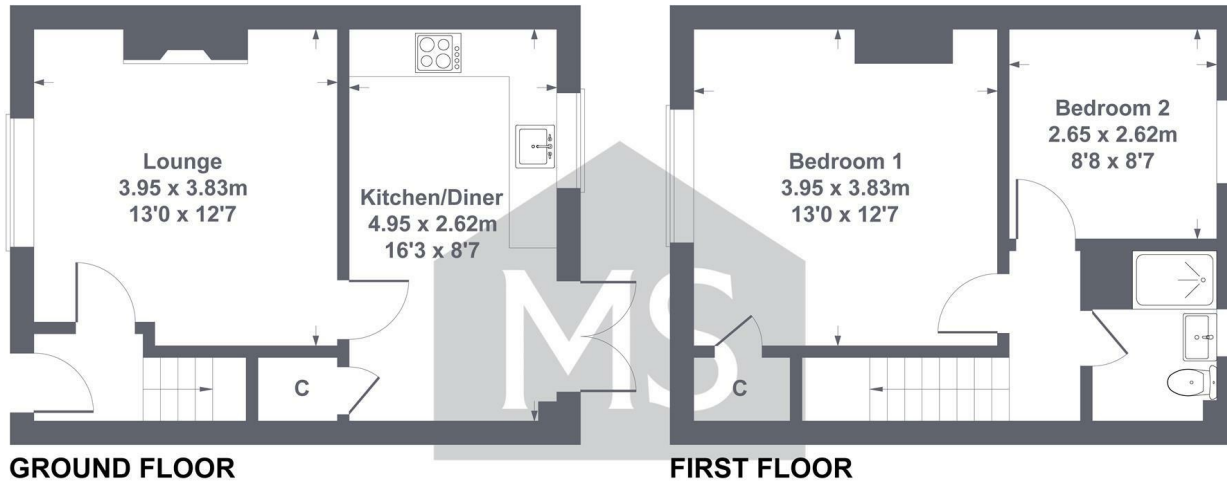
## Bedroom 2

## Bathroom

## Outside space/garden

Front garden area enclosed within a mature hedged boundary. Parking for three cars (nose to tail) lies immediately up against the gable end of the house. At the rear a hand gate leads into the fully enclosed patio style rear garden with wooden shed and access into the dining kitchen from the French doors.

Approximate Gross Internal Area 700 sq ft - 65 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

The popular village of West Lutton is best found by leaving Norton along the B1248 Beverley Road bearing off at the top of North Grimston hill towards Duggleby. Proceed through Kirby Grindalythe and into West Lutton. The property can be clearly identified by our board on the left side.

## Viewings

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

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>99</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		