

Mark Stephenson's

ESTATE & LETTING AGENTS



31 The Pastures, Sherburn, Malton, YO17 8PT

£179,950

- Excellent first home opportunity
- Sunny south facing aspects
- Single attached garage from the rear
- Offered for sale chain free
- Modern dining size kitchen
- Modern LPG combi boiler
- Generous lounge onto the garden
- Three bedrooms, modern bathroom
- Solar panels/low electricity bills

31 The Pastures, Sherburn YO17 8PT

31 The Pastures offers an ideal chance to enter the property market but could well be of interest to family buyers having three bedrooms. In recent years the current owners have replaced the LPG combi boiler and installed solar panels onto the rear south facing roof to reduce electricity running costs. The generous lounge opens nicely onto the private rear garden area, the dining kitchen has modern units and links into the garage, there are three bedrooms up and a modern bathroom. Offered for sale with the benefit of having no onward chain.



Council Tax Band: B



General information/location

Situated in the popular and traditional village of Sherburn which offers a strong sense of community, with everyday amenities including a shop, post office, primary school with pre-school provision, beauty salon, hairdresser, doctor's surgery, public house, church, chapel, and a sports field with clubhouse. Secondary school links are supported by a local bus service, and the location boasts excellent connectivity via the A64. Lying approx middle way between the east coast town of Scarborough and with Malton to the west.

Services

Mains supplies of water, electricity and drainage.

Heating is via a modern combi boiler which runs from a communal LPG tank which serves the whole of The Pastures.

Sherburn is not on mains gas.

Hall/entrance lobby

Generous lounge

Dining kitchen

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

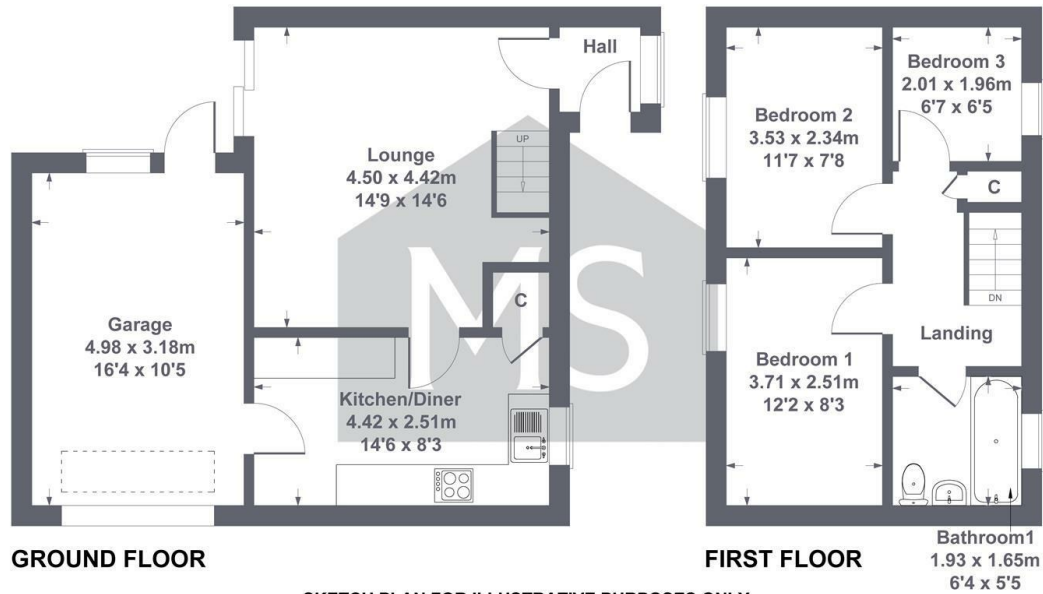
Outside space/garden

Garage





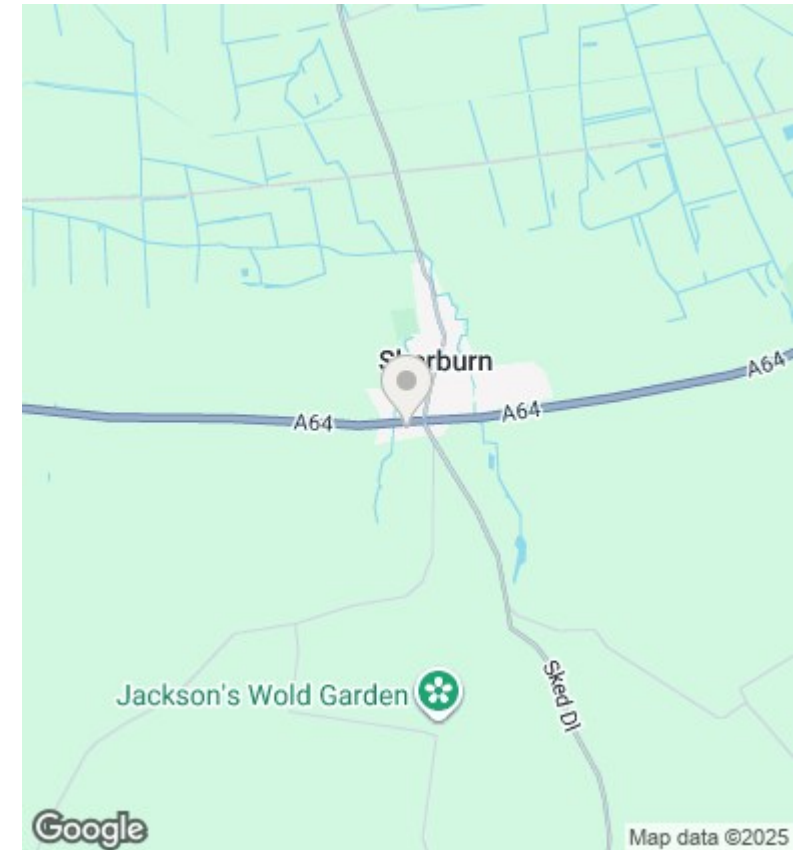
Approximate Gross Internal Area 700 sq ft - 65 sq m
Garage 170 sq ft - 16 sq m
Total 870 sq ft - 81 sq m



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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	