



The Rise, Leavening, Malton, YO17 9TA

• No Onward Chain • A beautifully presented family home • Open plan kitchen/diner. Separate utility room • Three reception rooms & a home office • Cloakroom • Three double bedrooms & a large single. Master with wet room • Family bathroom • Substantial mature gardens with open fields to the rear • Detached double garage & off street parking • EPC = D

Guide Price £550,000

If you are looking for a change of lifestyle, like the idea of being in a picturesque village that is ideally located for access to Malton and York, then look no further, as the village of Leavening provides just that. The Rise is an exclusive development that was constructed in the early 2000's, boasting an array of house designs that are sympathetic to the areas natural beauty. The property sits within a cul de sac making it not only safe but quiet. The property was extended circa ten years ago to create a stunning open plan kitchen/diner that will surely appeal to the most discerning of purchasers. The Jolly Farmer Inn is located at the heart of the village, which is an extremely popular pub, a great option if you want to eat out without having to travel far. This attractive family home is offered to the market with No Onward Chain.

On entering through the front door you will see stairs rising to the first floor and doors off to all sides to the various reception rooms. On the left you will find a study whilst the formal dining room can be found on the right, which is currently being used a home office by the current vendors. Moving down the hall there is a good sized cloakroom with w/c and hand basin. The living room is lovely and bright with double doors that open to the patio seating area, whilst an open fire can be found at the centre of the room, perfect for the colder winter months. A snug/games room is immediately adjacent and benefits from a vaulted ceiling with three large panes of glass that allow natural light to fill the room.

The open plan kitchen/diner is at the rear of the property which is not only spacious but modern in design. At the far end there is a vaulted ceiling with four Velux roof lights, triple aspect windows which include a set of French doors, a t.v and space for a good sized dining table. There is a central island with a solid beech worktop that runs around to the other side of the kitchen and incorporates a composite sink with drainer. Below the island you will find a double wine fridge, storage and space for a dishwasher. There is a Britannia range cooker with a six ring gas hob over, an item that if you looked to replace it now would cost in the region of £4,000. There are two walls of fitted storage with space at the centre of one for an American style fridge/freezer. In addition, there is solid oak flooring and wet underflooring heating within this area. The utility room comprises of an L shaped worktop, a stainless steel sink with drainer and storage. The boiler can also be found within this room which is connected to a Watchman oil tank monitor. A door from here gives access to the drive.

To the first floor there are three good sized double bedrooms and a large single which has built in storage. The master has the benefit of a contemporary wet room comprising rainfall shower, hand basin with storage below, heated towel rail, low level w/c and a mirrored vanity unit with touch activated lighting. A family bathroom comprising bath with shower over, low level w/c, hand basin and storage completes the internal accommodation.

Externally the rear garden is terraced and mainly laid to lawn with areas of mature trees and shrubs. There is an enclosed patio seating area, a greenhouse and various fruit trees including apple, pear, damson, plum and quince. There are open fields to the rear, whilst a detached double garage and drive provides parking.

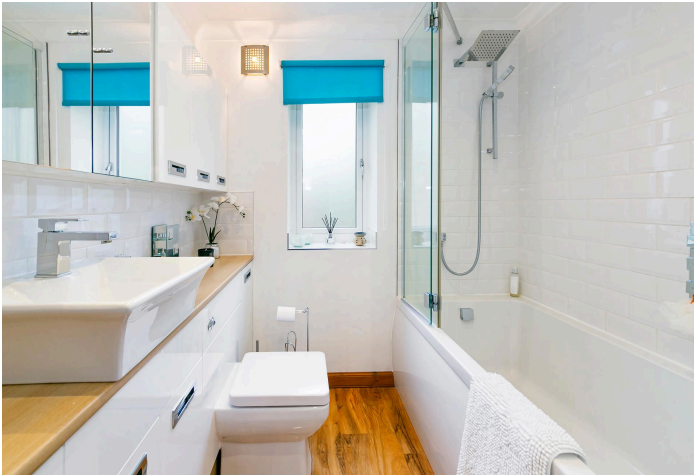




A STUNNING FAMILY HOME WITH A LARGE GARDEN AND NO ONWARD CHAIN



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Address:
Reference: 2021

Environmental Impact (CO ₂) Ra		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority Ryedale District Council

Services Mains water, electric & drainage. Oil fired central heating.

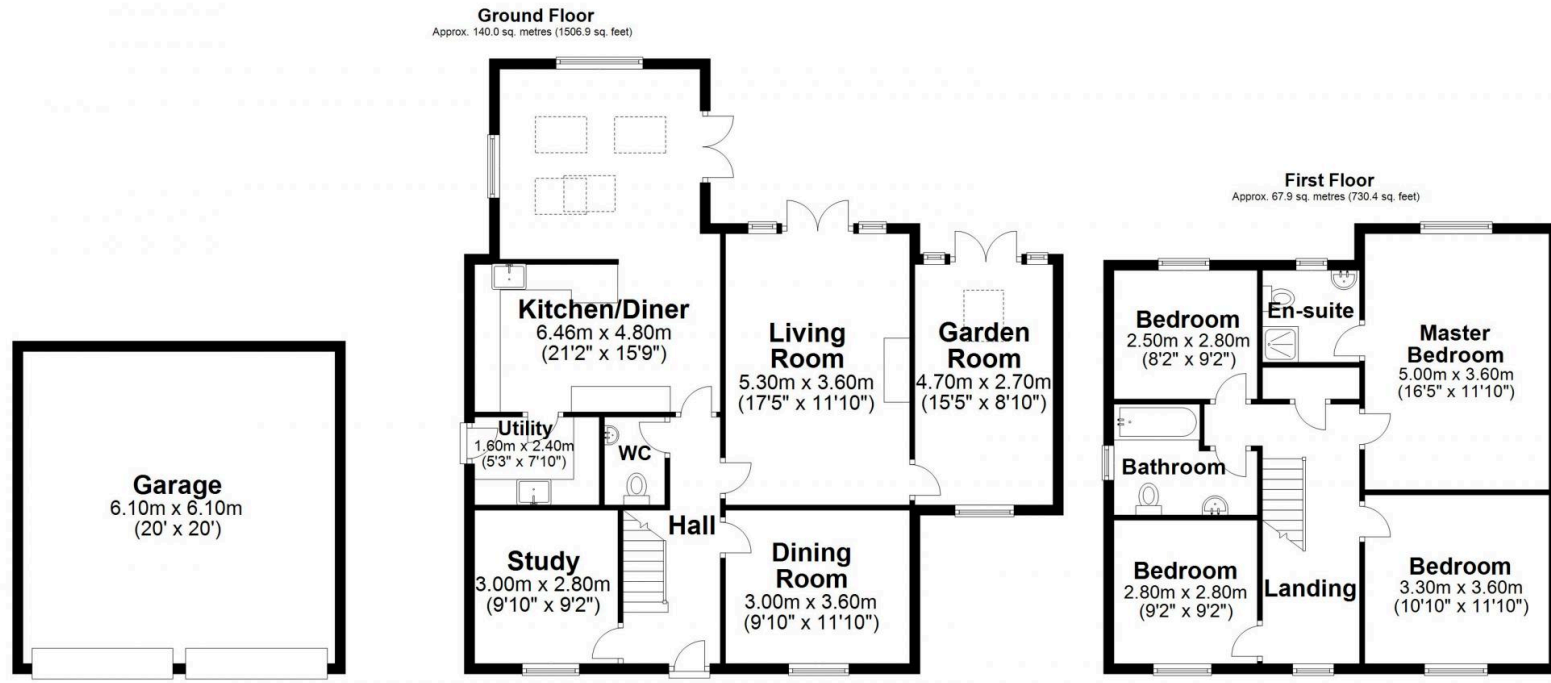


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Total area: approx. 207.8 sq. metres (2237.2 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

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