

Mark Stephenson's

ESTATE & LETTING AGENTS



2 Water Lane St. Hildas Street, Sherburn, Malton, YO17 8PG

Offers Over £500,000

- Offered with no onward chain
- Five Double Bedrooms
- Impressive Detached Home
- Large private garden
- Master Bedroom with Dressing room & En-suite
- Multiple reception rooms with spacious games room

2 Water Lane St. Hildas Street, Sherburn YO17 8PG

Offered with no onward chain, 2 Water Lane is an impressive detached home set within approximately one-third of an acre of enclosed gardens, providing over 2,700 sq. ft. of versatile living space. Ideal for growing families, multi-generational living or those who enjoy entertaining, the property offers generous accommodation both inside and out. The well-appointed interior includes a welcoming sitting room, a modern kitchen/diner perfect for family meals and social gatherings, and a fantastic games room providing additional space to relax and entertain. Two bathrooms and an en-suite ensure comfort and convenience for everyday living. Further benefits include solar panels, helping to improve the property's energy efficiency, and a double garage alongside ample parking. Outside, the extensive enclosed gardens create a private and peaceful setting, ideal for outdoor dining, family activities or simply enjoying the surrounding countryside. Combining substantial living space, practical features and excellent outdoor areas, 2 Water Lane represents a superb opportunity in the popular village of Sherburn.



Council Tax Band: E



Entrance Hall

Wooden front entrance door, Stairs to the first floor.

Downstairs bedroom/Snug

uPVC Window to the front aspect, Radiator, Exposed beams, Recessed shelving, Open fire with oak surround.

Living Room

Multi-fuel stove in brick surround on stone hearth, Exposed timber beams, Radiator, uPVC Double glazed Window to the front aspect with window seat, Built-in storage/shelving to either side of the fireplace.

Understairs Cupboard

With shelving and lighting.

Utility Room

uPVC window to the rear aspect, Worktop white plumbing for white goods and sockets beneath, Stable door to the garden, Radiator, Sky light, Laminate flooring.

Dining Kitchen

Range of kitchen cabinets incorporating a double bowl sink unit and multi-fuel range cooker. Exposed beams. Bi-fold doors opening onto the garden. Television point. Casement windows to the front and rear. Radiator.

Wet Room

White Suite comprising his and hers sink basin and toilet, Shaving point, Double shower, Fully tiled walls and floor, Heated towel rail, Extractor fan, 2x Glazed windows.

Games Room

Most recently used as a games room but a fantastic space with potential for a multitude of uses, uPVC French doors to the garden, Two Velux windows, Two Radiators, Wooden tiled flooring.

First Floor Landing

Loft hatch, Built-in cupboards.

Master Bedroom

A more than generous double bedroom with radiator and uPVC French doors out onto a balcony with fantastic views out to the garden and opening to the Dressing room with Velux window both rooms with wooden tiled flooring.

En-Suite Shower Room

White Two-Piece Suite, Walk-in shower cubicle, Heated Towel Rail, Velux window, Extractor fan, Wooden tiled flooring.

Bedroom 2

uPVC Window to the front aspect with radiator beneath, Built-in wardrobes.

Bedroom 3

uPVC Window to the front aspect with Radiator beneath.

Bedroom 4

uPVC Window overlooking the garden, Radiator.

Family Bathroom

White Three-Piece Suite, Radiator, uPVC Window, Laminate flooring, Cupboard.

Outside Space

To the front, there a private driveway from St Hildas Street that provides parking for multiple vehicles and access to the double garage. The rear garden is a large plot of approximately one third of an acre, most of the garden is laid lawn and extends in a westerly direction from the side of the house. In addition to this there is a flagged patio area, a variety of mature shrubs and trees, hot tub with wooden canopy, two outdoor taps, oil tank and external boiler.

Double Garage

(5.1m X 4.9m)

Fully powered with lighting, Concrete floor.

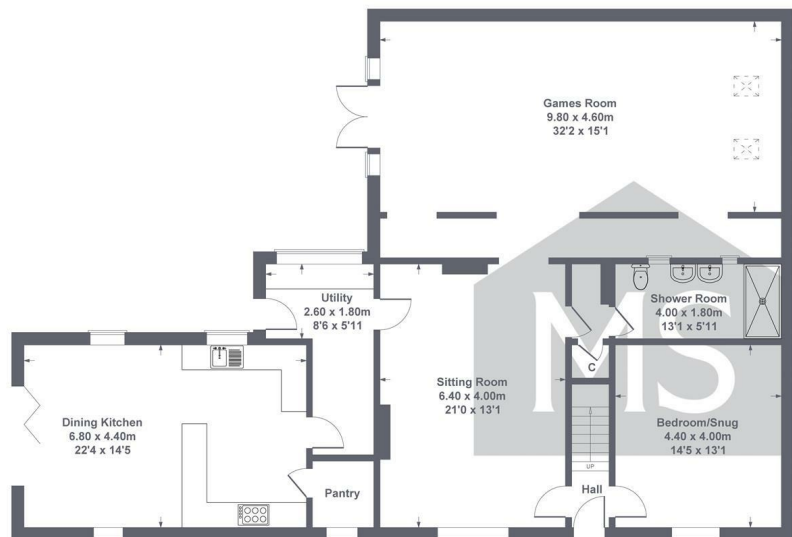
Services

Mins water, electricity and drainage. Oil-fired central heating, LPG tanks currently fuelling the cooker. The property benefits from solar panels which are fully owned.

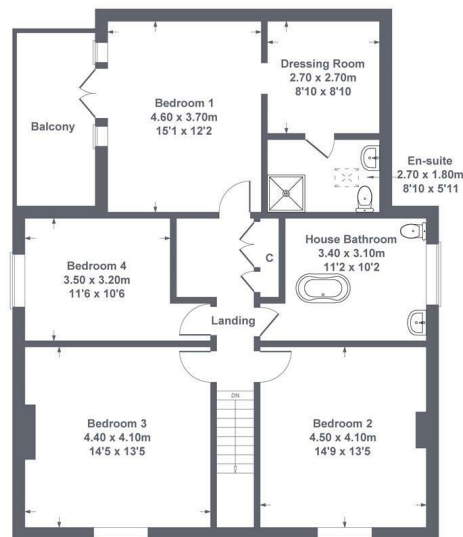




Approximate Gross Internal Area 2842 sq ft - 264 sq m

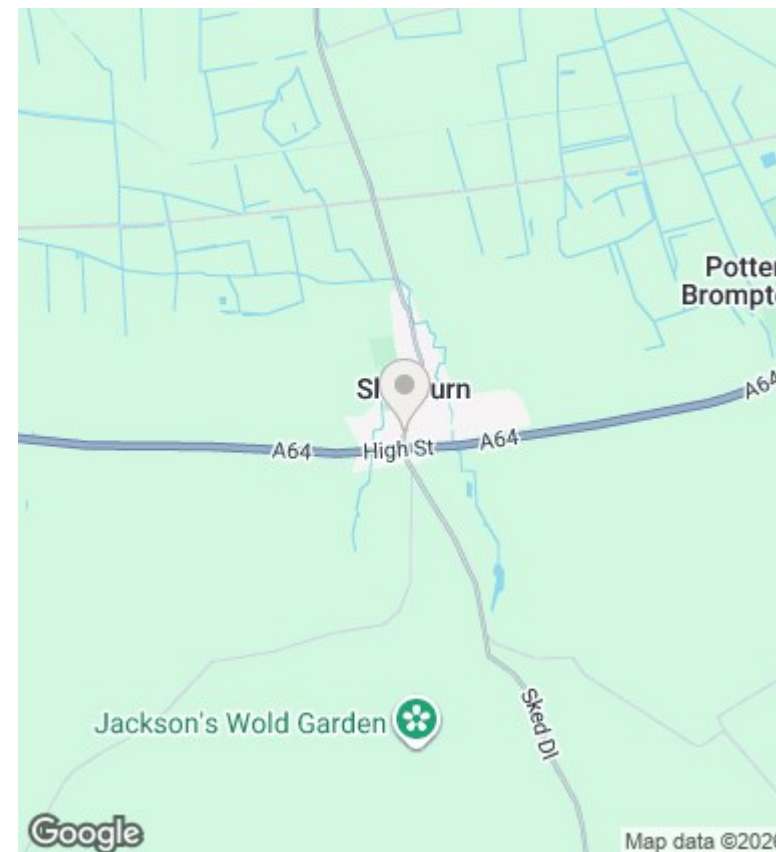


GROUND FLOOR



FIRST FLOOR

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. 2026



Directions

From the A64, turn left at the traffic lights from Main Street onto St Hilda's Street. Continue for approximately 300 yards, then turn left onto Water Lane. The entrance to 2 Water Lane is located a short distance along, with the property situated at the end of the driveway.

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	