Cundalls

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ESTABLISHED 1860

LAVENDER HILL
HIGH STREET, WOMBLETON

A detached modern family home with well-presented four-bedroom accommodation, attractive grounds and ample parking, well positioned within this popular village

Handsome stone village house with accommodation of over 1,400 square feet.
Hall – Cloakroom - Living Room – Dining Room – Breakfast Kitchen
Master bedroom with recently re-fitted en-suite – three further bedrooms - further refitted house bathroom
Well established gardens and grounds with a lovely open aspect.
Large single garage – Ample off-street parking

GUIDE PRICE £549,950

ISO 9001 CERTIFIED ORGANISATION
United Registrar of Systems Cert No. 1745

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RICS

An attractive stone property, built in 1996 in the style of a traditional farmhouse, positioned on the fringes of Wombleton. Lavender Hill is well named, being set back from the High Street in an elevated positioned and with banks of lavender bushes framing the property to the front. The house provides a good range of well-presented and well-proportioned accommodation which amounts to over 1,400 square feet in total. An ideal family home, the property backs onto Wombleton sports fields and tennis courts at the rear and the bus stop lies just opposite the property, where there is a regular school bus and local bus service.

In brief Lavender Hill provides the following accommodation, entrance hall with cloakroom, a large, dual aspect sitting room with a door out to the garden, front facing dining room and breakfast kitchen with utility area and access out to the rear. Upstairs are four bedrooms, one with en-suite shower room and the main house bathroom. Both have been recently updated and are stylishly appointed. The property has a good EPC score of C71, is fully double glazed throughout and has mains services.

The property has an open frontage with a pretty cottage style garden and far-reaching views to the front. At the rear is a sheltered and well stocked garden, ample private parking and a generous single garage.

Wombleton is a small and attractive rural village which lies only two miles from the busy market town of Kirkbymoorside. Kirkbymoorside has a solid range of amenities including shops, pubs and restaurants. There is a doctor’s surgery, padel courts and both tennis and golf clubs.

The popular and picturesque market town Helmsley is 4 miles to the west, with a weekly market, an eclectic range of smart shops, hostelries and restaurants and high-class delicatessens. There are great sporting and recreational opportunities, with the start of the Cleveland Way in the town, a popular Lido and tennis club and a thriving arts scene via the Helmsley Arts Centre.

ACCOMMODATION COMPRISES

ENTRANCE HALL
Half glazed uPVC front door. Stairs to the first floor. Fitted understairs cupboard with light. Radiator.

CLOAKROOM
1.90 m (6’3”) x 1.70 m (5’7”)
Low flush WC. Pedestal wash hand basin. Extractor fan. Fuses.

LIVING ROOM
7.38 m (24’3”) x 3.50 m (11’6”)
A dual aspect room with windows to the front and rear. Fully glazed door opening out onto the rear garden. Oak floor. Open fire with a basket grate set upon a tiled hearth with a carved timber surround. Wall lights. Beamed ceiling and feature decorative beams. Television point.

DINING ROOM
3.30 m (10’10”) x 2.90 m (9’6”)
Casement window to the front. Radiator

BREAKFAST KITCHEN
5.00 m (16’5”) x 3.90 m (12’10”)
Range of fitted base and wall units with under cupboard lighting and incorporating a one and a half bowl sink unit. Rangemaster gas range cooker, set within a tiled recess with a timber surround. Integrated microwave oven. Integrated dishwasher. Integrated fridge, freezer. Tiled floor. Cupboard housing the Worcester gas fired central heating boiler. Utility area with fitted units. Washing machine and tumble drier points. Beams. Two radiators. Half glazed uPVC door leading to the outside. Casement window to the rear.

FIRST FLOOR

LANDING
Airing cupboard fitted with radiator and fitted with slatted shelving and hanging rail. Radiator. Wall light

BEDROOM ONE
3.78 m (12’5”) x 3.60 m (11’10”)
Window to the front. Range of fitted bedroom furniture by Sharps. Radiator.

EN-SUITE SHOWER ROOM
2.26 m (7’5”) x 1.90 m (6’3”)
Double width walk-in shower cubicle. WC with concealed cistern. Vanity wash hand basin. Window to the front. Half tiled walls. Extractor fan. Recessed ceiling lights. Chrome heated ladder towel rail.

BEDROOM TWO
4.20 m (13’9”) x 3.00 m (9’10”)
Window to the front. Range of fitted bedroom furniture by Sharps. Radiator.

BEDROOM THREE
3.20 m (10’6”) x 2.60 m (8’6”)
Window to the rear. Radiator.

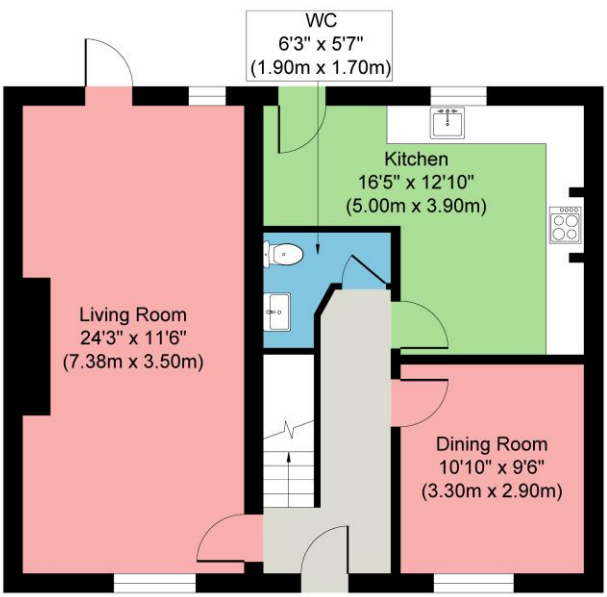
BEDROOM FOUR
3.00 m (9’10”) x 3.00 m (9’10”)
Window to the rear. Radiator.

HOUSE BATHROOM
3.30 m (10’10”) x 2.34 m (7’8”)
Freestanding bathtub. Corner shower. Sink with vanity. WC with concealed cistern. Chrome heated ladder towel rail. Tiled walls. Window to the rear. Recessed lights.

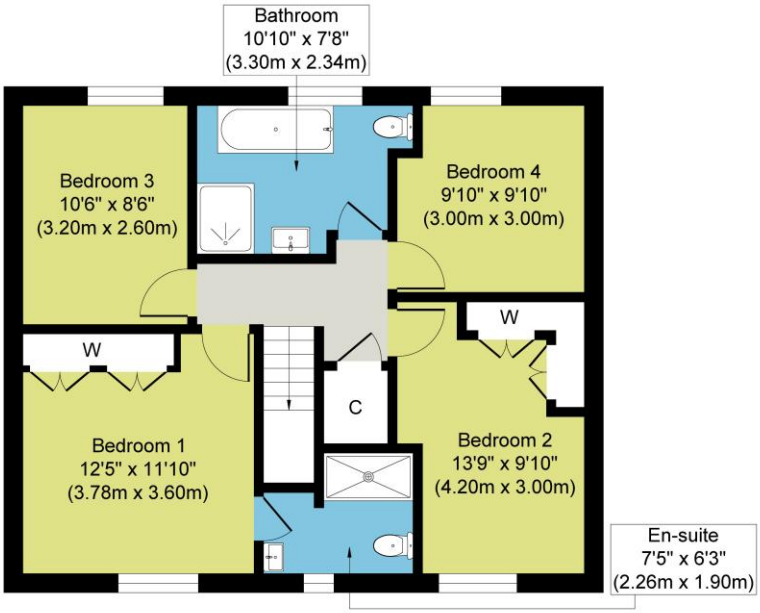
GROUNDS

Lavender Hill sits up from the street in an elevated position, with a lengthy driveway leading up to the house and onto a large, gravelled parking area, with ample space and providing access to the large single garage. The property has an east west orientation with the front of the house facing west and enjoying a lovely far-reaching view. The front garden has been attractively landscaped with cottage style plantings which provide a wealth of colour and interest. At the rear a similar scheme of planting offers year-round variety with a variety of well-established shrubs and trees. Tucked away in the far corner is an elevated seating area, well situated to make the most of the sun in this bright and sheltered garden.

GENEROUS SINGLE GARAGE
5.40 m (17’7”) x 4.00 m (13’1”)
Roller shutter garage door to the front. Personal door out to the side. Electric light and power. Overhead storage.



Ground Floor
Approximate Floor Area
704 sq. ft
(65.41 sq. m)



First Floor
Approximate Floor Area
704 sq. ft
(65.41 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL INFORMATION

Services:	Mains water, gas, drainage and electricity.
Tenure:	We understand that the property is freehold with vacant possession granted upon completion
Council Tax:	E
Post Code:	YO62 7RR
Viewing:	Strictly by appointment with the Agent's Pickering office.
EPC:	Current C/71 Potential B/81

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by each buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage.

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