Booth Row West Lutton | Malton

An immaculately presented detached three bedroom cottage with one bedroom ancillary annexe situated in the delightful village of West Lutton, conveniently located centrally between Malton, Driffield, Scarborough and York.
The property benefits from ample off-street parking for up to four vehicles and attractive rear garden with timber workshop/shed.

- Detached cottage with one bedroom annexe nestled on the edge of the Yorkshire Wolds.
- Three bedrooms and family bathroom
- Ideal for mutigenerational living
- Kitchen/dining room, sitting room and living room
- Rear garden, ample off street parking
- Peaceful village location

Guide Price £370,000

BoultonCooper

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ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL
Staircase to first floor.

LIVING ROOM
10'0" x 11'2" (3.05m x 3.40m)
Sliding sash double glazed window to the front, solid fuel wood burner with brick surround on stone hearth.

SITTING ROOM
10'4" x 11'2" (3.15m x 3.40m)
Sliding sash double glazed window to the front, solid fuel wood burner with brick surround on stone hearth.

KITCHEN/DINING ROOM
24'2" x 9'8" (7.37m x 2.95m)
Range of base units, solid fuel Rayburn, 11/2 bowl stainless steel sink and drainer, plumbing for washing machine/dishwasher, 2 no. double glazed timber windows to the rear, timber beamed ceiling and useful shelved pantry cupboard. Lean to porch to the rear.

REAR PORCH
Single glazed timber on a brick base,

ON THE FIRST FLOOR

LANDING
Electric heater.

BEDROOM 1
10'3" x 11'4" (3.12m x 3.45m)
Dual aspect double glazed sliding sash timber windows to the front and side, storage cupboard.

BEDROOM 2
10'0" x 11'3" (3.05m x 3.43m)
Double glazed sliding sash timber window to the front, shelved alcove.

BEDROOM 3
13'9" x 9'8" (4.19m x 2.95m)
Dual aspect double glazed timber windows to the side and rear, fitted wardrobe.

BATHROOM
Four piece suite comprising panelled bath, corner shower cubicle with electric shower, low flush wc, wash hand basin over vanity unit, extractor fan, double glazed timber window to the rear.

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ANNEXE

ON THE GROUND FLOOR

KITCHEN/LIVING ROOM

19'7" x 9'3" (5.97m x 2.82m)

Base unit with inset ceramic sink, electric cooker point, timber beam ceiling, sold fuel wood burner, steep steps to first floor.

SHOWER ROOM

Shower cubicle with electric shower, low flush wc.

ON THE FIRST FLOOR

BEDROOM / OFFICE SPACE

20'0" x 9'11" (6.10m x 3.02m)

Glazed timber window to the side, skylight.

OUTSIDE

To the rear of the property a private gravelled driveway leads to the annexe, a useful timber shed/workshop and enclosed lawned garden with herbaceous borders and hedgerow, two brick built coal sheds one with power and plumbing for a washing machine.

SERVICES

We understand that the property is connected to mains electricity, water and drainage, with solid fuel Rayburn range. There is an electric hot water immersion system. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property. Full fibre broadband is connected. A 7.4Kw EV charging point is conveniently located on the driveway.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

WHAT3WORDS

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COUNCIL TAX BAND

We are verbally informed the property lies in Band B. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

ENERGY PERFORMANCE CERTIFICATE

Assessed in Band E. The full EPC document can be viewed online or at our Malton Office.

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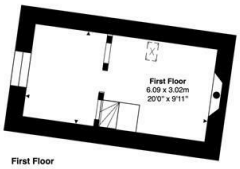
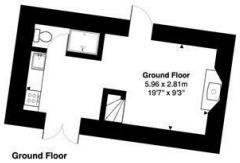
Booth Row, West Lutton, YO17 8TA



First Floor



Ground Floor

Gross Internal Area

House:	99.1m² ... 1,067ft²
Annexe:	35.7m² ... 384ft²
Outbuilding:	3.5m² ... 38ft²
Total:	138.2m² ... 1,488ft²

All measurements are approximated for display purposes only and should be independently verified
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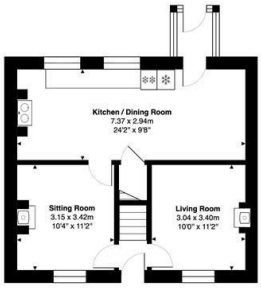
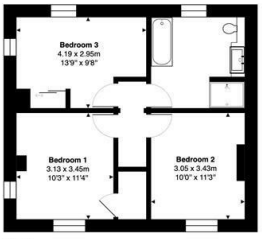


Ground Floor



First Floor

Outbuilding

VIEWING

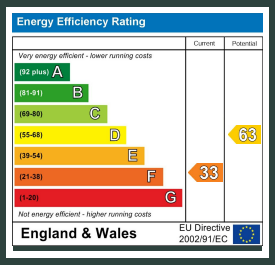
Strictly by appointment with the Agent.

COUNCIL TAX BAND

B

ENERGY PERFORMANCE RATING

F



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