



Brookside Station Road Sherburn
Malton, YO17 8PR
Guide Price £590,000

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A fabulous detached property sitting in 3/4 of an acre, on the edge of this superb Ryedale village, close to the north and east Yorkshire coastline as well as the market town of Malton and within easy reach of the historic city of York. Approximately 3,000 square feet; the property would suit a variety of homeowners and investment buyers looking for a sizeable and practical property with the potential to enhance and expand further. The well cared for internal living accommodation comprises entrance hallway, fully fitted kitchen with breakfast bar, 20' lounge, dining room, 38' leisure room (formerly the swimming pool room) which is currently used as a home gym/games room, first floor loft/playroom with eaves storage, five double bedrooms and three bathrooms. To the outside is a gravel driveway providing parking for 4 cars with electric car charging, large lawns with mature trees and a stream running through the perimeter. The property boasts views from all angles with an abundance of wildlife and fields nearby as well as popular walking routes including the Yorkshire Wolds Way. An accompanied viewing of this impressive property is strongly recommended.

Entrance Porch

Composite door, uPVC double glazing, tiled flooring

Entrance Hallway

Tiled flooring, stairs to loft room, double radiator, sun funnel

Kitchen

13' x 11'4 (3.96m x 3.45m)

Window to rear, uPVC door to rear, recently upgraded fitted wall and base units with counter top, stainless steel sink and draining board with mixer tap, built in oven and hob, column radiator, space and plumbing for appliances, power points, tiled flooring, recessed spotlights,

Lounge

21'5 x 15'1 (6.53m x 4.60m)

uPVC window to front, electric fire with surround, two double panelled radiators, carpets, television point, power points

Dining Room

14'9 x 11'7 (4.50m x 3.53m)

uPVC window to rear, double panelled radiator, laminate flooring, sliding doors to Leisure Room

Bedroom 1

13'6 x 10 (4.11m x 3.05m)

uPVC window to rear, double panelled radiator, power points, carpet

Bedroom 2

13'6 x 11'4 (4.11m x 3.45m)

uPVC window to side, double panelled radiator, carpet, power points

Bedroom 3

21'9 x 14'10 (6.63m x 4.52m)

uPVC windows to front and side, double panelled radiator, carpet, power points





Bedroom 4

11'11 x 8'11 (3.63m x 2.72m)

uPVC window to front, double panelled radiator, carpet, power points

Bedroom 5/Games Room

15'1 x 9'1 (4.60m x 2.77m)

uPVC window to front, double panelled radiator, carpet, power points

Please note: this room is also shown as a computer-generated image (CGI). This is for illustrative and conceptual purposes only.

Play Room/Loft

Velux window, power points, radiator, storage areas, carpet

Bathroom

Four piece bathroom comprising walk in shower cubicle, panelled bath, low level w.c., wash hand basin, three opaque uPVC windows, double panelled radiator, tiled flooring

Shower Room

Three piece shower room comprising large walk in shower cubicle, low level w.c., wash hand basin, opaque uPVC window to rear, double panelled radiator, tiled flooring, extractor fan, recessed spotlights

Leisure Room

38' x 22'9 (11.58m x 6.93m)

uPVC glazing, tiled flooring, power points, spotlights

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W.C./Shower Room

Low level w.c, tiled flooring, walk in shower, towel rail, recessed spotlights, extractor fan

To the outside

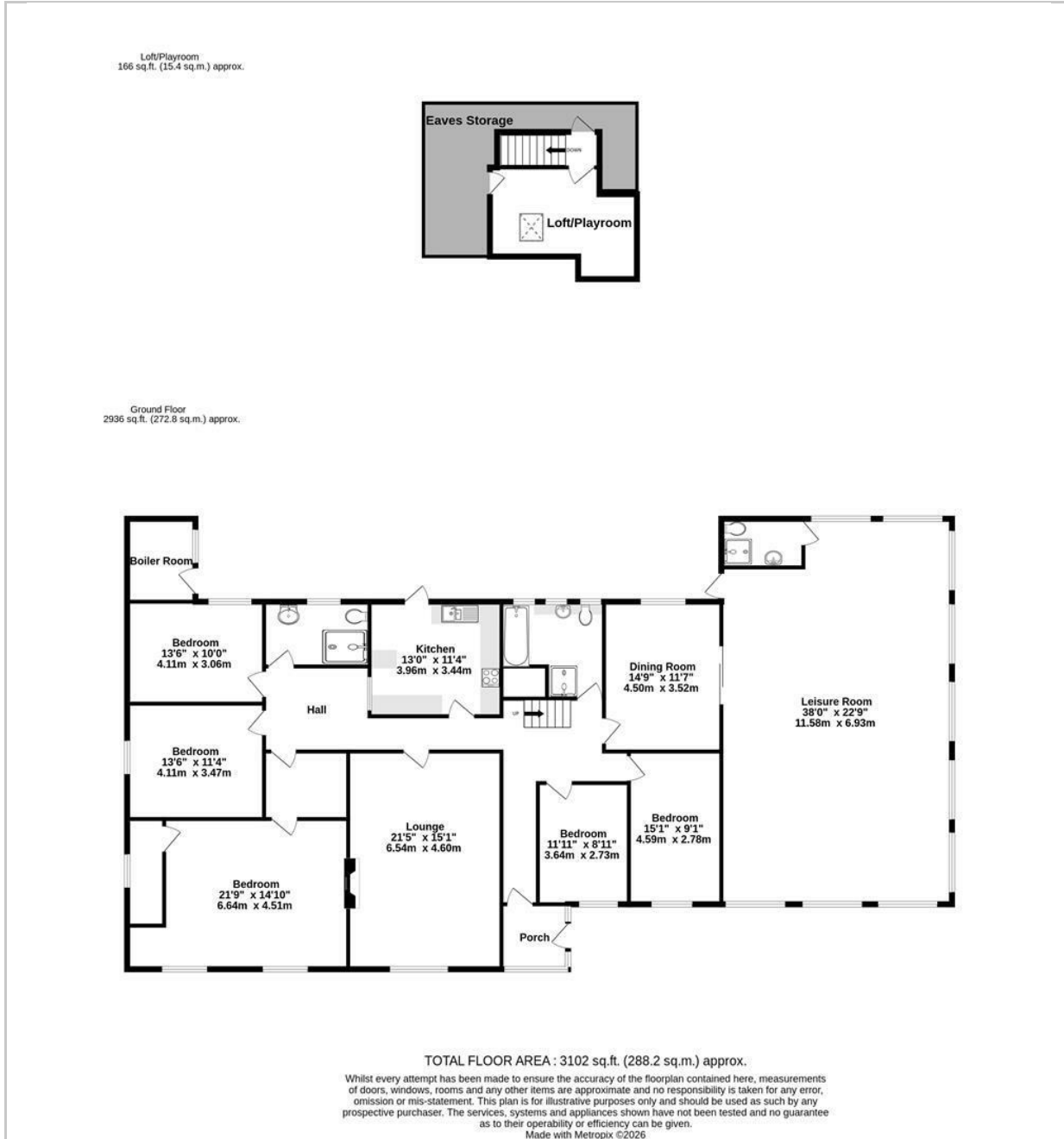
Gravelled driveway, car charging point, timber storage shed, 3/4 of an acre gardens laid to lawn with mature trees, fresh water stream, play area and mature flower borders. The grounds also back on to arable fields plus solar panels and plant room

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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