

Peter  
**illingworth**  
ESTATE AGENTS

**Brook Villa, 42 Main Street  
Ebberston, YO13 9NS  
Price Guide £498,750**

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Freehold, EPC Band E  
Property Tax Band F

A Grade II Listed four bedroom detached, family residence c1840 with a hammered sandstone front elevation, with herringbone stone-tooled quoins, occupying a commanding position in this very attractive and conveniently located village with a babbling brook fronting the property. Gas fired centrally heated.

Accommodation briefly comprises:

Ground floor: Entrance hall, sitting room, dining room, kitchen, conservatory, rear entrance lobby, shower room and utility room.

First floor: Galleried landing, four bedrooms and house bathroom.

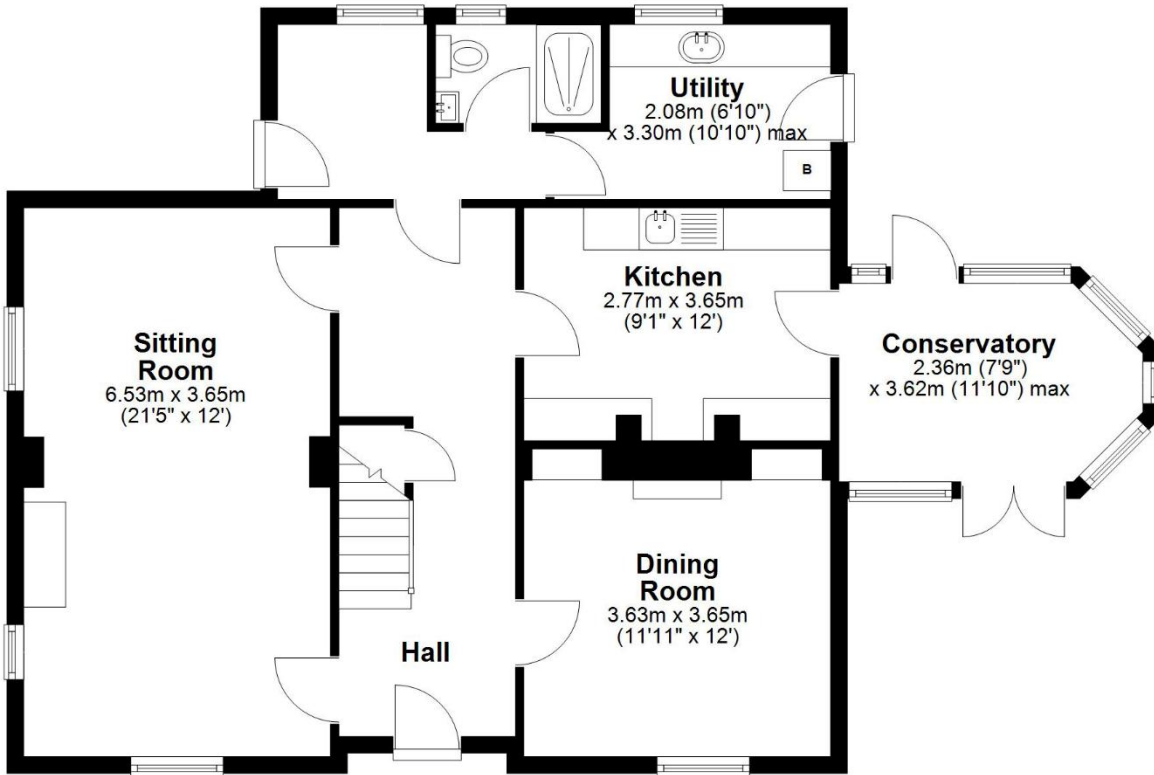
Externally: Lawned gardens with well stocked beds to the front and rear, patio, double garage with solar panels, car standing (Access on to the back lane), outbuildings, greenhouse and garden shed.

The village is ideally located just outside the North York Moors National Park with Dalby & Cropton Forests, the Yorkshire Wolds and Coast nearby. The City of York and the market towns of Pickering and Malton are easily accessible.



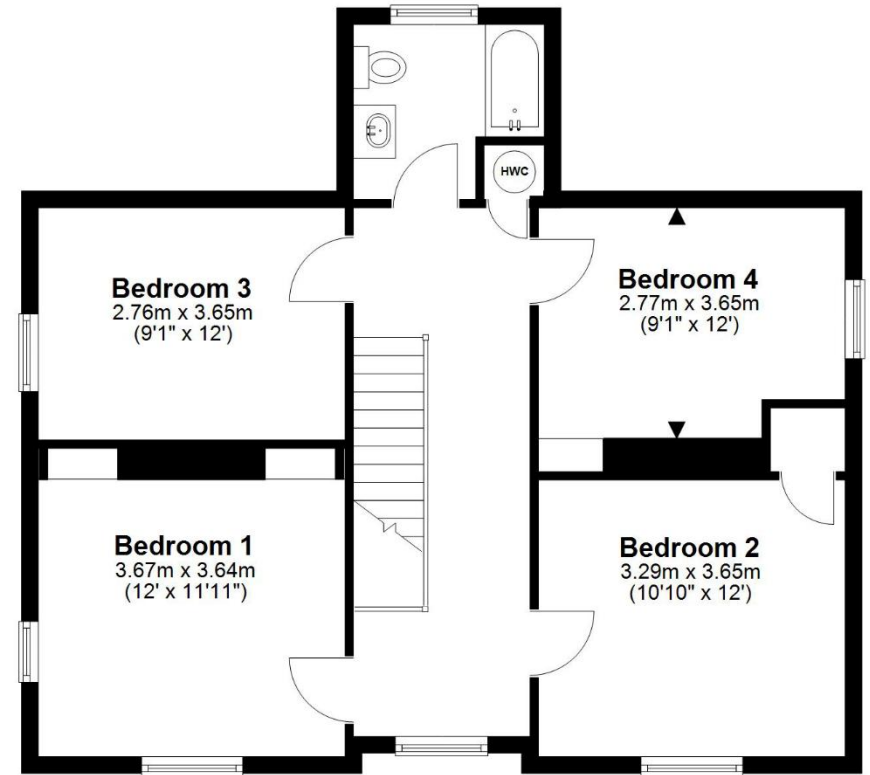
### Ground Floor

Approx. 84.5 sq. metres (909.0 sq. feet)



### First Floor

Approx. 67.1 sq. metres (722.1 sq. feet)



Total area: approx. 151.5 sq. metres (1631.1 sq. feet)  
**42 Brook Villa, Eberston**

For information purposes, not to scale





**Tenure:** We understand the property to be freehold and vacant possession will be given on completion.

**Services:** Mains water, drainage, gas and electricity are laid on. Gas fired central heating. Solar panels to garage roof, the electricity generated connects in to the house supply and any surplus heats domestic hot water.

**EPC:** Band E

**Property Tax:** Band F

**Broadband:**  
Basic 8 Mbps, Superfast 56

**Mobile Coverage:**  
EE, Vodafone, Three and O2

**Satellite/Fibre TV availability :** BT and Sky

**Flood Risk:** Very low

**What3Words:** ///success.link.tint

**HMRC:** It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti-Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

**Photography:** By Peter Illingworth

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**Viewing:**  
Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York.  
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