

7 ALVERTON CLOSE GREAT HABTON



A spacious end terrace house offering extended three double bedroom accommodation together with an integral garage, large detached workshop, ample parking & south-facing rear garden.

Entrance hall, sitting room, kitchen diner,
first floor landing, three bedrooms & house bathroom.

Air-source central heating & uPvc double-glazing.

Ample gravelled parking & south-facing rear garden.

Superb workshop building & integral garage with potential to convert (subject to planning).

GUIDE PRICE £275,000

Alverton Close is a quiet cul de sac located within the rural village of Great Habton. Number 7 is a nicely extended end terrace house, providing well-appointed three double bedroom accommodation together with a pretty garden, off-street parking, integral garage and detached workshop building. Constructed of brick under a pantile roof, the original portion of the house was built approximately 26 years ago, and in 2007 a garage was built on the side, with accommodation above. More recently air-source central heating has been installed, and windows have been replaced by Fersina of Malton. This property enjoys low heating/hot water costs due to the efficiency of the building, low-cost night tariffs, plus a modern and very quiet heat pump designed for low flow temperatures.

The accommodation is arranged over two floors and totals approximately 915sq.ft. In brief it comprises entrance hall, sitting room with log burner, kitchen diner with door onto the rear garden. On the first floor there is a spacious landing area which gives access to three double bedrooms and a house bathroom. The rear garden faces south and to the front there is a double width gravelled driveway, leading to a large integral garage. A brick-built workshop is a useful addition and could easily be adapted to a variety of alternative uses, subject to securing any necessary consents. Again, subject to planning, there is obvious scope to create additional living space within the integral garage.

Great Habton is a peaceful village in North Yorkshire, near Malton (5 miles), and enjoys an attractive setting within open countryside. The village has a long history stretching back to the Domesday Book, and today it offers a quiet, traditional village character with the benefit of a popular pub, church and village hall. Surrounded by open farmland and within easy reach of the Howardian Hills, Great Habton is an appealing place for anyone who appreciates a peaceful setting within easy striking distance of local market towns.



ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Consumer unit. Radiator.

SITTING ROOM

4.7m x 3.0m (min) (15'5" x 9'10")

Cast iron wood burning stove set on a tiled hearth. Two wall light points. Television and telephone points. Understairs cupboard. Casement window to the front. Two radiators.



KITCHEN DINER

4.0m x 3.0m (13'1" x 9'10")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Electric oven and four ring ceramic hob with extractor hood above. Automatic washing machine point. Casement window to the rear. Door to the rear garden. Radiator.





FIRST FLOOR

LANDING

Loft hatch. Fitted storage cupboard. Radiator.



BEDROOM ONE

4.0m x 3.2m (max) (13'1" x 10'6")

Loft hatch. Casement window to the front. Radiator.



BEDROOM TWO

4.0m x 2.9m (13'1" x 9'6")

Two casement windows to the rear. Radiator.



BEDROOM THREE

3.0m x 2.6m (min) (9'10" x 8'6")

Fitted storage cupboard. Two casement windows to the front. Radiator.



HOUSE BATHROOM

3.2m x 2.0m (min) (10'6" x 6'7")

White suite comprising bath, walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Electric shaver point. Casement window to the rear. Radiator.



OUTSIDE

The house enjoys an open aspect to the front and is set behind an expanse of gravelled parking with shrub border to one side. The back garden is enclosed and faces south. It has been attractively landscaped, featuring an area of lawn, stone paved patio, shrub borders and a greenhouse. The property also benefits from a timber garden shed and a handgate allows for foot access to the front.



INTEGRAL GARAGE

6.2m x 3.2m (20'4" x 10'6")

Electric light and power. Up and over door to the front. Casement window to the side. Pressurised hot water cylinder and expansion tank.

GARAGE LEAN-TO

3.4m x 1.7m (11'2" x 5'7")

Door to one side and double doors to the rear.

WORKSHOP

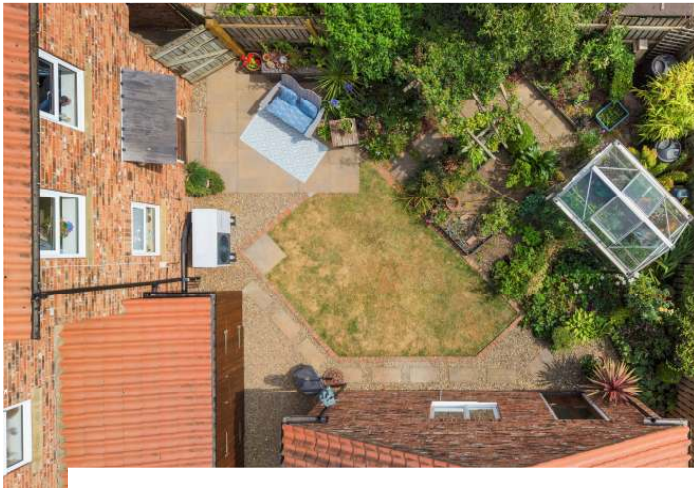
5.5m x 4.0m (18'1" x 13'1")

Electric light and power. Casement window and personnel door to the side. Concrete floor with sub-floor insulation. Loft storage space. Timber double doors to the front. Cast iron wood burning stove.

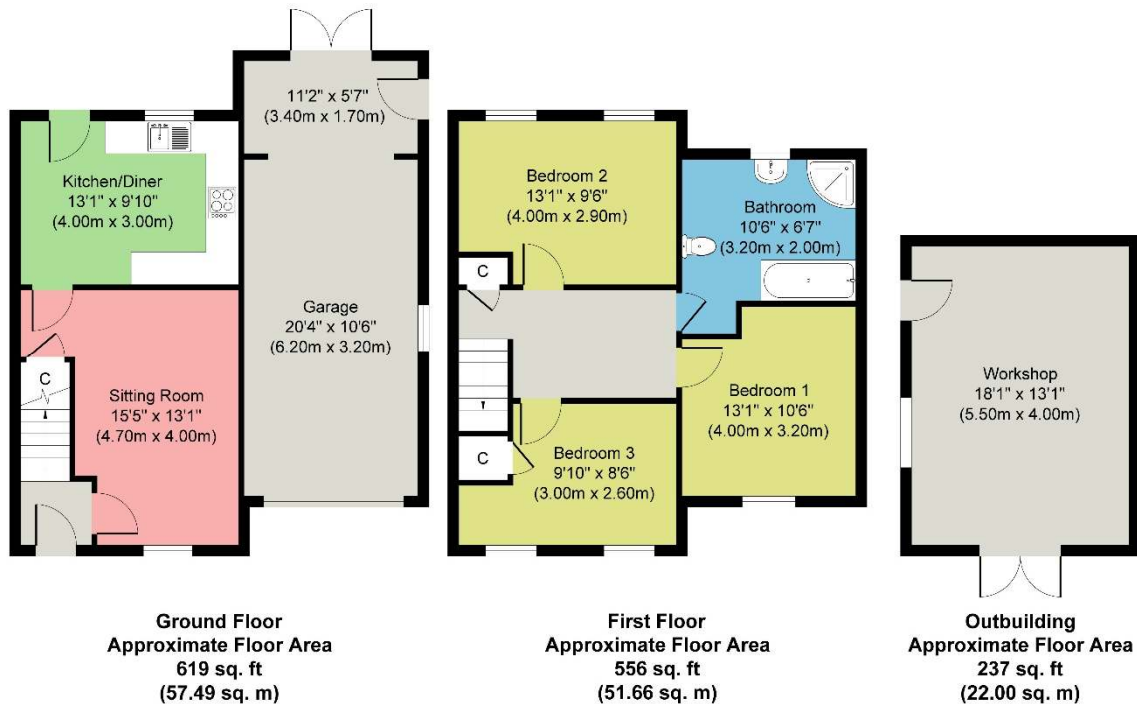


GENERAL INFORMATION

Services:	Mains water, electricity and drainage. Air-source central heating. EV charger (CCS type, level 2. 8.2kw AC).
Council Tax:	Band: B (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO17 6RR.
EPC Rating:	Current: C69. Potential: C77.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



C010 Printed by Ravensworth 01670 713330