BAY TREE HOUSE
OAK FARM COURT, BROUGHTON



A spacious, four-bedroom semi-detached village house providing well-appointed accommodation with ample parking & part walled rear garden, in a peaceful village just 1 mile outside of Malton.

Porch, entrance hall, guest cloakroom, sitting room, dining room, kitchen, garden room, utility room, first floor landing, master bedroom, en-suite shower room, three further double bedrooms & house bathroom.
Oil-fired central heating & uPvc double-glazing.
Ample gravelled parking, part-walled rear garden with gazebo & storage shed.
Viewing is strongly recommended.

GUIDE PRICE £495,000

15 Market Place, Malton, North Yorkshire, YO17 7LP **Tel:** 01653 697820
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This four-bedroom village house provides ideal family accommodation of almost 1,700sq.ft in a popular location, just 1 mile west of Malton. Over the last couple of years, the house has been extended and stylishly updated and is complemented by a part-walled rear garden and ample space to park.

The house benefits from uPvc double-glazing, oil-fired central heating and the accommodation includes an entrance hall with guest cloakroom, utility room, a 25ft sitting room with log burner, separate dining room, a well-equipped kitchen which is open onto a garden room. Upstairs is a master bedroom with en-suite shower room, three further double bedrooms and an updated house bathroom. Each of the bedrooms have fitted wardrobes and lead off a central landing.

Externally, the property benefits from a lovely, part walled garden to the rear, which is mostly laid to lawn and flanked by shrub borders, along with a timber storage shed and gazebo. To the front of the house there is a part-walled courtyard with gravelled parking for up to three vehicles, and an EV charging point.

Broughton is a conveniently situated, no-through village, offering an appealing setting within easy reach of nearby Malton. The town centre is approximately five minutes away by car, resulting in the best of both worlds – peaceful village life with amenities on the doorstep. Bay Tree House is set well back from the main village street, behind a generous, gravelled parking area. For those who enjoy spending time outdoors, several footpaths pass through Broughton, providing opportunities to explore on foot. Primary schooling is available in the nearby village of Amotherby (1.5 miles).



ACCOMMODATION

PORCH
Front door opening into:

ENTRANCE HALL
Coving. Stripped floorboards. Staircase to the first floor. Half-panelled walls. Thermostat. Radiator.

GUEST CLOAKROOM
1.5m x 0.8m (4’11” x 2’7”)
White low flush WC and wash basin. Extractor fan. Stripped floorboards. Radiator.

SITTING ROOM
7.7m x 3.3m (25’3” x 10’10”)
Cast iron wood burning stove set within a brick surround and timber mantel. Coving. Stripped floorboards. Television point. Casement window to the front. French doors to the Garden Room. Two radiators.





DINING ROOM
3.6m x 2.9m (11’10” x 9’6”)
Coving. Two wall light points. Built-in storage cabinets. Casement window to the front. Radiator.



KITCHEN
4.3m x 3.0m (14’1” x 9’10”)
Range of kitchen cabinets with polished granite work surfaces incorporating a single drainer sink unit. Island unit. Electric range cooker with induction hob and ovens. Extractor hood. Integrated fridge freezer and dishwasher. Oil-fired central heating boiler. Coving. Tiled floor. Casement window to the rear. Open through to the Garden Room.





GARDEN ROOM
3.5m x 2.6m (11’6” x 8’6”)
Panelled walls. Two wall light points. French doors to the rear garden. Radiator.



UTILITY ROOM
2.9m x 1.7m (9’6” x 5’7”)
Range of kitchen units with oak work surfaces, incorporating a ceramic sink unit. Automatic washing machine point. Space for a tumble dryer. Tiled floor.

FIRST FLOOR

LANDING
Coving. Loft hatch. Airing cupboard housing the hot water cylinder with electric immersion heater. Radiator.



BEDROOM ONE
3.5m x 3.3m (min) (11’6” x 10’10”)
Fitted wardrobe. Coving. Television point. Casement window to the front. Radiator.





EN-SUITE SHOWER ROOM
2.1m x 1.8m (6’11” x 5’11”)
White suite comprising walk-in shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Coving. Tiled floor. Heated towel rail.



BEDROOM TWO
3.7m x 3.0m (excluding fitted wardrobe) (12’2” x 9’10”)
Fitted wardrobe. Coving. Panelling to one wall. Casement window to the rear. Radiator.



BEDROOM THREE
3.0m x 2.7m (excluding fitted wardrobe) (9’10” x 8’10”)
Fitted wardrobe. Coving. Casement window to the front. Radiator.



BEDROOM FOUR
3.5m x 2.6m (11’6” x 8’6”)
Fitted wardrobe. Coving. Panelling to one wall. Casement window to the rear. Radiator.



HOUSE BATHROOM
3.5m x 2.1m (max) (11'6" x 6'11")
White suite comprising free-standing bath, walk-in shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Coving. Half-panelled walls. Casement window to the side. Heated towel rail.



OUTSIDE

To the rear there is a part-walled garden with lawn, shrub borders and a stone paved path, which links the back door with the rear garden gate. A timber garden shed provides useful storage and is included, as is a timber gazebo. To the front is a gravelled courtyard with space to park and an EV charger.

TIMBER GAZEBO
3.6m x 3.1m (max) (11'10" x 10'2")
Enclosed to three sides and with GRP roof.

GENERAL INFORMATION

Services:	Mains water, electricity and drainage. Oil-fired central heating.
Council Tax:	Band: D (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO17 6QF.
EPC Rating:	Current: D60. Potential: C75.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.

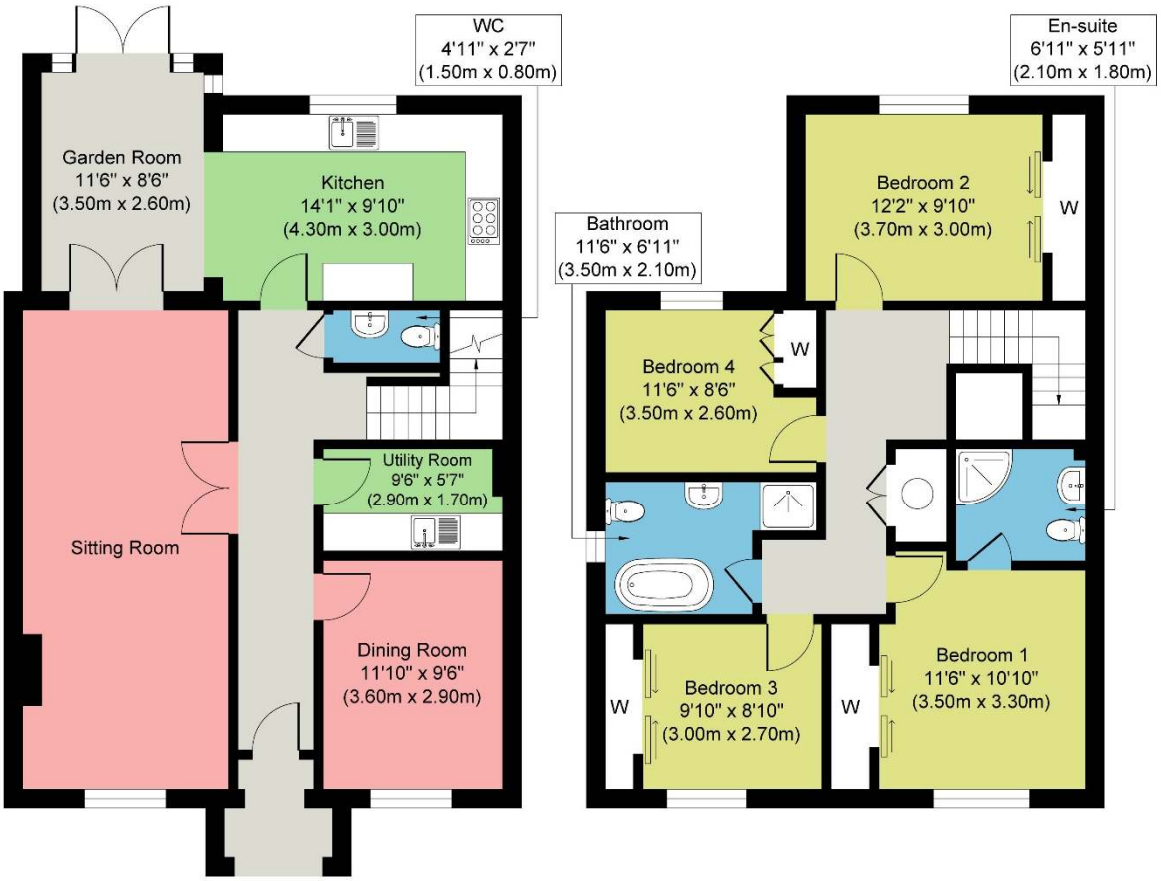




Regulatory Compliance Charge

A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by the 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.

Disclaimer
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.



Ground Floor
Approximate Floor Area
898 sq. ft
(83.45 sq. m)

First Floor
Approximate Floor Area
782 sq. ft
(72.65 sq. m)





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