



Burnside, 54c St. Hildas Street | Sherburn, Malton

A three bedroom detached bungalow with extensive gardens and grounds to all sides, together with a driveway to the front and adjoining garage. Beyond, the property extends to include an enclosed parcel of grassland, and in all, Burnside and its grounds extends to 4.03 acres (1.63 ha) or thereabouts. The property is situated within the well-served village of Sherburn, within easy reach of the A64 for commuting and approximately 12 miles east of the market town of Malton.

For Sale by Informal Tender - Best & Final Offers to be received to our Malton Office no later than 12 noon on Thursday 28th July 2022. Please contact our Malton office for the tender form.

- A well proportioned three bedroom detached bungalow
- Three bedrooms and shower room
- The property does now require a programme of modernisation and upgrading
- For Sale by Informal Tender - Best & Final Offers to be received to our Malton Office no later than 12 noon on Thursday 28th July 2022
- Living room, kitchen, and cloakroom
- Generous gardens and grounds, including paddock extending in all 4.05 acres or thereabouts
- Located within walking distance of local amenities including general store, doctors surgery, primary school, and hairdresser
- Please contact our Malton office for the tender form.



Guide Price £325,000

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ACCOMMODATION

ENTRANCE PORCH

6' x 4'7 (1.83m x 1.40m)

With uPVC double glazed entrance door.

ENTRANCE HALL

17'4 x 4'11 (5.28m x 1.50m)

Coat cupboard, double radiator.

SITTING / DINING ROOM

23'8 x 19'4 (7.21m x 5.89m)

An L-shaped, dual aspect room with uPVC double glazed windows to the front and rear, decorative electric fireplace on a marble hearth, surround and mantelpiece, and double radiator.

KITCHEN

13'1 x 11'6 (3.99m x 3.51m)

Fitted with a range of base and wall mounted units and work surfaces over, ceramic sink and drainer with chrome mixer taps over, 'Bosch' oven and grill, 4 ring electric hob with extractor hood over, plumbing for washing machine, double radiator, pantry cupboard, and door to the rear porch.

BEDROOM 1 (SW)

12' x 9'11 (3.66m x 3.02m)

Front aspect uPVC double glazed window, fitted wardrobe, double radiator.

BEDROOM 2 (S)

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

Side aspect uPVC double glazed window, double radiator.

BEDROOM 3 (SE)

8'11 x 7'2 (2.72m x 2.18m)

Rear aspect uPVC double glazed window, double radiator. Door to:

CLOAKROOM

With low flush wc, pedestal wash hand basin with vanity unit, double radiator.

SHOWER ROOM

7'5 x 5'10 (2.26m x 1.78m)

A three-piece suite comprising shower cubicle with glazed sliding doors and chrome fittings, low flush wc, and pedestal wash hand basin. Opaque uPVC double glazed window, 2 no. chrome heated towel rails, tiled walls.

ADJACENT GARAGE

23'4 x 9' (7.11m x 2.74m)

Of monopitch construction with up and over door to the front, side aspect uPVC double glazed window, roof light, electric power and light, 'Grant' oil fired boiler.



OUTSIDE

The property is approached along a shared gravelled driveway used by multiple dwellings, with three points of access to the property from the driveway to the west. The driveway is U shaped with central lawned garden and beech hedgerows to the side elevation with evergreen specimen. There is a further access gate into the property. To the rear, the gardens are laid to lawn with a man-made pond and village beck, providing a separation of the gardens from the grassland beyond.

The land comprises a single parcel of enclosed grassland, extending to 3.66 acres or thereabouts.

SERVICES

We understand that the property is connected to mains electricity, water, and drainage supplies. Oil-fired central heating. 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.

TENURE

We understand to be freehold with vacant possession on completion.

WAYLEAVES & EASEMENTS

There are electricity poles and overhead wires crossing the land, for which we assume there is a wayleave or easement agreement(s) in place. The property is sold subject to all rights of way, wayleaves or easements whether mentioned in these sales particulars or not.

VIEWING

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

DIRECTIONS

From our Malton office, proceed through Old Malton and join the A64 eastbound towards Scarborough. Continue for approximately 10 miles and upon arriving in Sherburn, turn left at the traffic lights on to St Hildas Street. After approximately ½ mile, no. 54c can be found on your right hand side, set back from the road along a shared private driveway and clearly identified by our BoultonCooper 'For Sale' board. Postcode: YO17 8PH.

COUNCIL TAX BAND

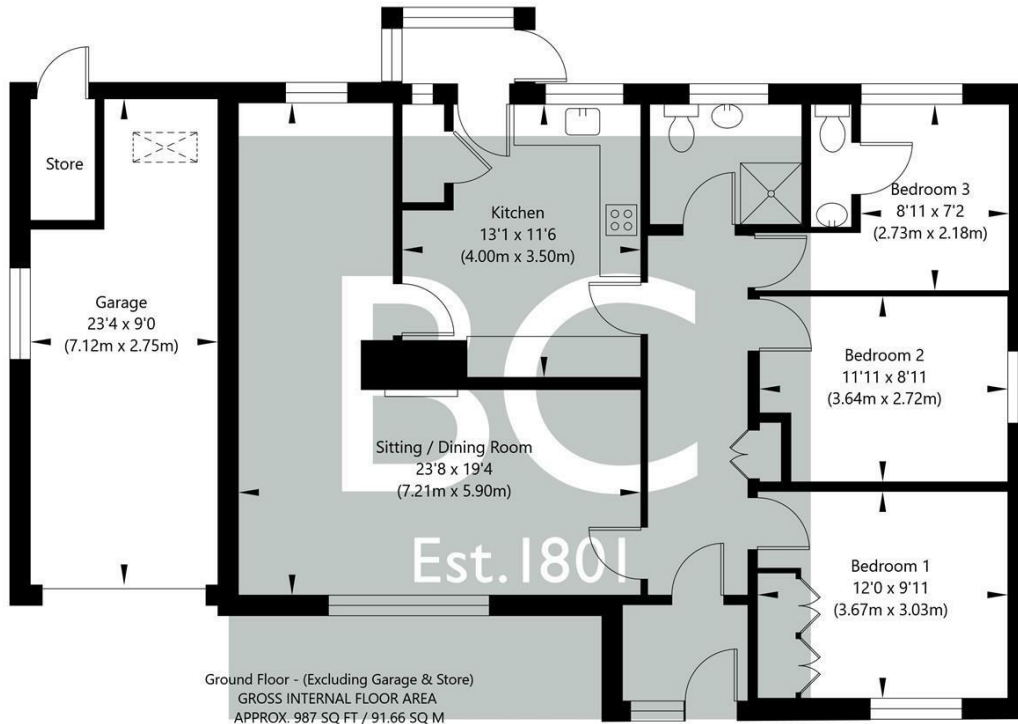
We are verbally informed the property lies in Band D. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

ENERGY PERFORMANCE RATING

Assessed in Band E.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 987 SQ FT / 91.66 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

D

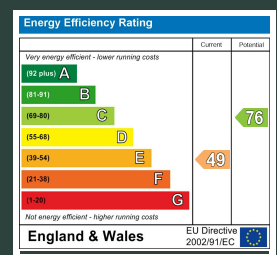
ENERGY PERFORMANCE RATING

E

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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