



43 West Garth | Sherburn, Malton

A detached two bedroom bungalow situated on a good-sized corner plot with front and rear gardens, and detached garage. 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.

- Detached bungalow in a cul-de-sac location
- Two bedrooms and shower room
- Detached garage, summerhouse
- Living room, kitchen, conservatory and rear porch
- Wrap around gardens to the rear
- No onward chain



Guide Price £230,000

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ACCOMMODATION

ENTRANCE HALL

14'2" x 4' (4.32m x 1.22m)

With airing cupboard housing the hot water cylinder, single radiator, glazed double doors to:

SITTING ROOM

14'1" x 11'5" (4.29m x 3.48m)

uPVC double glazed window to the front, uPVC double glazed French doors to conservatory, double radiator.



KITCHEN

12'1" x 10' (3.68m x 3.05m)

Range of fitted base and wall mounted units, 1.5 bowl sink and drainer with chrome mixer tap over, integral appliances include double Hotpoint oven and grill, 4 ring electric hob with cooker hood over, fridge freezer, washing machine and dishwasher, double radiator, uPVC double glazed window to the rear, opaque uPVC double glazed door to:

REAR PORCH

8' x 4' (2.44m x 1.22m)

uPVC double glazed windows and door to outside.

BEDROOM 1

12'1" x 11'5" (3.68m x 3.48m)

Front aspect uPVC double glazed window, wall length fitted wardrobes, single radiator.

BEDROOM 2 / DINING ROOM

11'1" x 10' (3.38m x 3.05m)

uPVC double glazed sliding door to conservatory, single radiator.

SHOWER ROOM

7' x 5'6" (2.13m x 1.68m)

Rear aspect opaque uPVC double glazed window, three piece suite comprising double shower cubicle with Triton electric shower, low flush wc, wash hand basin into vanity unit, tiled walls, chrome heated towel rail.

CONSERVATORY

18'2" x 8'8" (5.54m x 2.64m)

Brick base and uPVC double glazed, uPVC double glazed French doors to outside, double radiator.



OUTSIDE

The property is approached via a private driveway to the front, together with paved area in front of the conservatory. To the rear, there are wrap round lawned garden with herbaceous borders, patio area and summerhouse. Timber garden shed.

DETACHED GARAGE

16' x 9' (4.88m x 2.74m)

Of brick construction with up and over door to the front, electric power and light.

SERVICES

We understand that the property is connected to mains electricity, water and drainage; 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 upon completion.

VIEWING

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

WHAT3WORDS

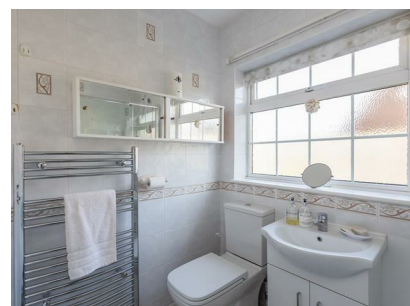
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COUNCIL TAX BAND

We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

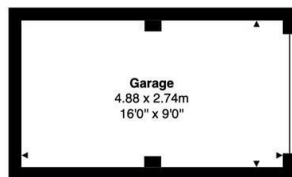
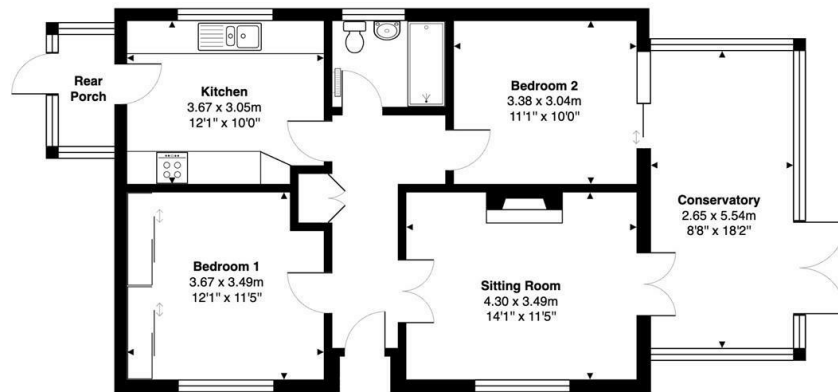
ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Malton Office.



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43 West Garth, Sherburn, YO17 8PN



Gross Internal Area: 94.9 m² ... 1021 ft²

All measurements are approximated for display purposes only and should be independently verified
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VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

C

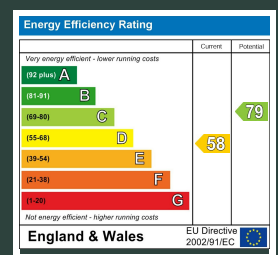
ENERGY PERFORMANCE RATING

D

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk



boultoncooper.co.uk



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