

Garden Cottage, Main Street | Scagglethorpe, Malton

A deceptively spacious and immaculately presented three bedroom detached family home situated in the heart of the popular North Yorkshire village of Scagglethorpe.

- Immaculately presented detached property
- Popular village location
- Sitting room, hallway, kitchen, utility room and conservatory
- Three bedrooms, one with en-suite, family bathroom
- Gardens to the front and rear
- Off-street parking





Guide Price £395,000

BoultonCooper

BC Est. 1801

Garden Cottage, Main Street | Scagglethorpe, Malton







ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL
2no. single radiators.

SITTING ROOM
15'3" x 15'2" (4.65m x 4.62m)
uPVC double glazed windows to the front, cast iron multi fuel burning stove on slate hearth with timber surround and mantelpiece, 2 no. double radiators.

RECEPTION HALLWAY/DINING AREA
14' x 11'7" (4.27m x 3.53m)
Timber frame double glazed window to the side, staircase to first floor, single radiator, understairs cupboard, double doors to:

KITCHEN
15'8" x 14'4" (4.78m x 4.37m)
Range of base and wall mount units, inset ceramic sink, electric single Aga, separate built-in oven with warming drawer, integral larder refrigerator, and dishwasher, 2no. single radiators, double glazed timber window to the rear, doors to:

CONSERVATORY
8'11" x 6'7" (2.72m x 2.01m)
uPVC double glazed on a brick base, integral speakers.. French doors to outside.

UTILITY ROOM
9'9" x 7'10" (2.97m x 2.39m)
Fitted base mounted units, stainless steel sink and drainer, plumbing for washing machine, cupboard housing the hot water cylinder, Worcester oil fired boiler, loft hatch, double glazed timber window to the rear; timber stable door to outside, with useful porch area.

CLOAKROOM
Comprising low flush wc and wash hand basin over vanity unit, double glazed timber window to the front, single radiator.

TO THE FIRST FLOOR

LANDING
9' x 5' (2.74m x 1.52m)
With shelved cupboard off, skylight.

BEDROOM 1
11'9" x 11'9" (3.58m x 3.58m)
uPVC double glazed window to the front, single radiator.

EN-SUITE SHOWER ROOM
Comprising corner shower cubicle, low flush wc and pedestal wash hand basin, part tiled walls, opaque uPVC double glazed window to the side, heated towel rail.

BEDROOM 2
15'2" x 7'11" (4.62m x 2.41m)
uPVC double glazed window to the front, single radiator.

BC
Est. 1801



BEDROOM 3
8'7" x 7'7" (2.62m x 2.31m)
uPVC double glazed window to the rear, single radiator.

BATHROOM
9'9" x 5'1" (2.97m x 1.55m)
Opaque uPVC double glazed window to the rear, three piece suite comprising panelled bath with shower over and glazed screen, low flush wc and pedestal wash hand basin, fully tiled walls, single radiator, skylight.

OUTSIDE
To the outside, there is a forecourt garden to the front and shared driveway to the side leading to the rear, together with parking area, enclosed fenced area with log store, storage and oil tank. To the rear, there are attractive lawned gardens with well-stocked herbaceous borders, flagged patio area, timber garden shed and summer house.

SERVICES
Mains water, electricity and drainage. Oil fired central heating. All the services have not been tested, but we assume they are in working order and consistent with the age of the properties.

TENURE
We understand to be freehold with vacant possession on completion.

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

ENERGY PERFORMANCE RATING
Assessed in Band C. The full EPC document can be viewed online or at our Malton Office.

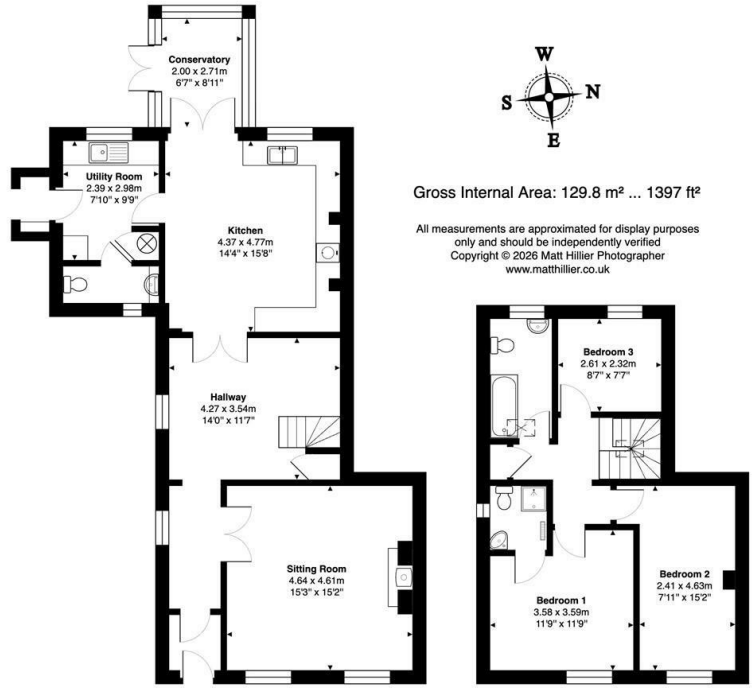




BC
Est. 1801

Garden Cottage, Main Street | Scagglethorpe, Malton

Garden Cottage, Main Street, Scagglethorpe, YO17 8DT



VIEWING

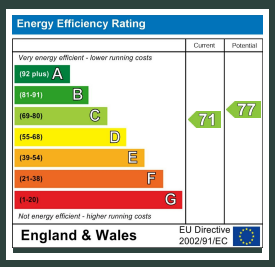
Strictly by appointment with the Agents.

COUNCIL TAX BAND

E

ENERGY PERFORMANCE RATING

C



St Michaels House Market Place, Malton, YO17 7LR
t: 01653 692151
e: malton@boultoncooper.co.uk

boultoncooper.co.uk

RICS® Regulated by RICS

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.
BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC Est. 1801