



4 East View | Yedingham, Malton

A four bedroom semi-detached property situated in the popular rural village of Yedingham, which is surrounded by the open countryside of the Vale of Pickering, located approximately 10 miles from the historic market town of Malton and 8 miles from Pickering. The property is set in substantial grounds extending to 0.33 acres, or thereabouts.

For Sale by Informal Tender: completed tender forms to be returned to our Malton office by 4.00pm on Thursday 19th May 2022

- A well-proportioned four bedroom semi-detached property
- Three double bedrooms, single bedroom, and house bathroom
- The property is now in need of a programme of modernisation and upgrading, but offers scope to create a lovely family home
- Kitchen, two reception rooms, utility room and cloakroom
- Gardens to the front, side, and rear, off-street parking, and garage, extending in all to 0.33 acres or thereabouts
- Situated in the heart of Yedingham, which benefits from a public house, with further local amenities available in the nearby villages of Rillington and Snainton



Guide Price £265,000

4 East View | Yedingham, Malton



ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

With timber framed entrance door, side aspect circular window, staircase to the first floor.

DINING ROOM

11'5" x 10' (3.48m x 3.05m)

With front aspect uPVC double glazed window, single radiator.

KITCHEN

13'3" x 6'9" (4.04m x 2.06m)

A galley-style kitchen fitted with a range of base and wall mounted units and work surfaces over, stainless steel sink and drainer with chrome mixer taps over, solid fuel range (providing heating and hot water, if required), rear aspect aluminium framed double glazed window.

SITTING ROOM

14'11" x 13'1" (4.55m x 3.99m)

A dual aspect room with front aspect uPVC double glazed window and glazed sliding door to the rear, 2 no. double radiators, solid fuel range on a stone hearth, with stone surround and timber mantle piece.

UTILITY ROOM

11' x 9'5" (3.35m x 2.87m)

With front and rear aspect uPVC double glazed windows, door to the outside, 'Ideal Mexico' gas-fired boiler, single radiator, plumbing for a washing machine, and Belfast-style sink.

CLOAKROOM

With low flush wc and rear aspect opaque uPVC double glazed window.

TO THE FIRST FLOOR

LANDING

With airing cupboard housing hot water cylinder and shelving, and loft hatch (the loft is boarded out and has insulation fitted).

BEDROOM 1

12'7" x 10' (3.84m x 3.05m)

Front aspect uPVC double glazed window, over stairs cupboard, single radiator.

BEDROOM 2

13'9" x 9'3" (4.19m x 2.82m)

A dual aspect room with uPVC double glazed windows to the side and rear, wall length wardrobe, single radiator.

BEDROOM 3

13'3" x 8'3" (4.04m x 2.51m)

Front aspect uPVC double glazed window, built-in wardrobe, single radiator.



BEDROOM 4

9'9" x 6'6" (2.97m x 1.98m)

Rear aspect uPVC double glazed window, built-in cupboard.

BATHROOM

6'5" x 6' (1.96m x 1.83m)

A three-piece suite comprising panelled bath with 'Mira' electric shower over, wash hand basin, and low flush wc. Rear aspect opaque uPVC double glazed window, part-tiled walls, single radiator, built-in cupboard.

OUTSIDE

The property is complemented by substantial grounds, including lawned gardens to the front, side, and rear, with a patio area, herbaceous borders, and former vegetable patch. There is a range of single storey outbuildings including garage, lean-to and and 2 no. timber sheds, with benefit of electricity and water supplies. Beyond is a hard-standing area providing off-street parking accessed via a driveway from Malton Road.

DETACHED GARAGE

24' x 10' (7.32m x 3.05m)

A monopitch detached single garage with electric power and light, and vehicle inspection pit.

SERVICES

We understand that the property is connected to mains electricity, gas, and water supplies. Drainage by way of village treatment plant. Gas-fired central heating, supplemented by the solid fuel stove to the kitchen. 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.

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. Pass through Rillington and on the far side of the village turn left on to the B1258 towards Snainton. Upon entering the village of Yedingham, turn right on to Station Road. No. 4 can be found on your right hand side, clearly identified by our BoultonCooper 'For Sale' board. Postcode: YO17 8SL.

COUNCIL TAX BAND

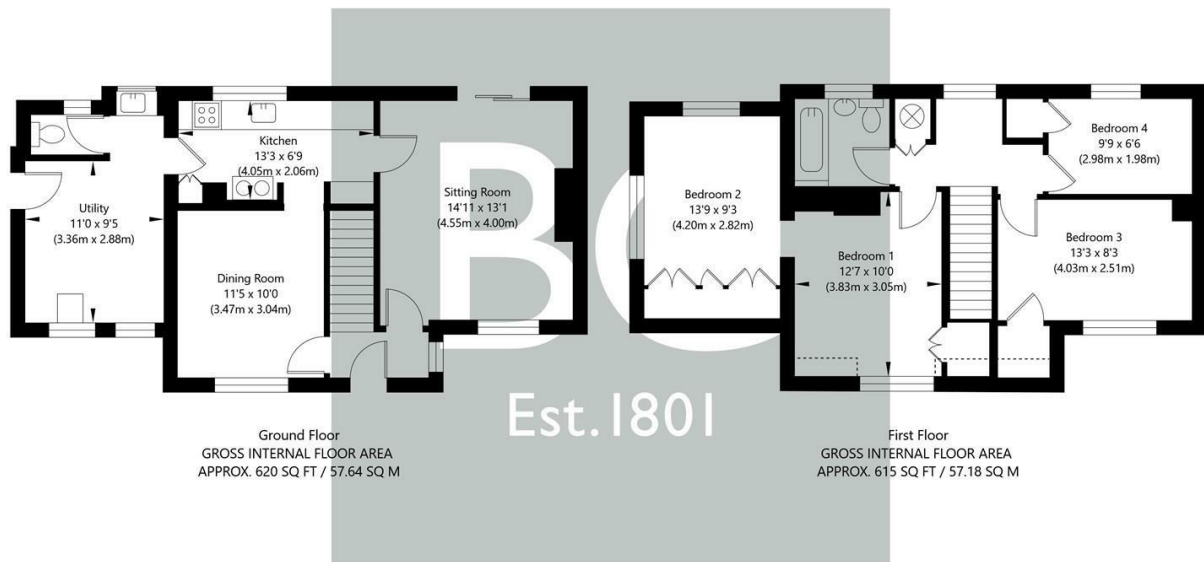
We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

ENERGY PERFORMANCE RATING

Assessed in Band E. The full EPC can be viewed at our Malton office.



4 East View | Yedingham, Malton



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1235 SQ FT / 114.82 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
 www.exposurepropertymarketing.com © 2022



VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

C

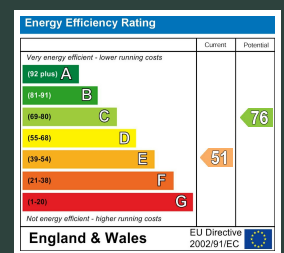
ENERGY PERFORMANCE RATING

E

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk



boultoncooper.co.uk



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