



## Cherry Tree Cottage | Kirby Grindalythe, Malton

A generously proportioned and well-appointed four bedroom detached property situated in the heart of the attractive residential village of Kirby Grindalythe and on the northern edge of the Yorkshire Wolds. The village lies 9 miles south east of Malton and its extensive amenities.

- A well-presented four bedroom detached property
- Master bedroom with en-suite and two further bedrooms to the first floor
- Delightful gardens, and off-street parking
- Entrance hall, dining kitchen, living room, study/bedroom four, utility room
- Detached double garage with potential home office to the first floor above
- Rural village location on the northern edge of the Yorkshire Wolds, and 10 miles from the market town of Malton

**Guide Price £520,000**



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## ACCOMMODATION ON THE GROUND FLOOR

### ENTRANCE HALL

22'5" x 6'5" (6.83m x 1.96m)

With wood flooring, double radiator, and staircase to the first floor.

### SITTING ROOM

22'5" x 13" (6.83m x 3.96m)

A triple aspect room with uPVC double glazed window to the front and side, and French doors on to rear patio, 2 no. double radiators, cast iron wood burning stove on a stone hearth with brick surround and timber beam mantle, timber ceiling beams.

### BEDROOM 4 / STUDY

12'11" x 11" (3.94m x 3.35m)

Front aspect uPVC double glazed window, double radiator.

### SHOWER ROOM

A three-piece suite comprising shower cubicle, pedestal wash hand basin, and low flush wc. Rear aspect opaque uPVC double glazed window.

### KITCHEN / DINING ROOM

23'10" x 12'11" (7.26m x 3.94m)

Fitted with a modern range of base and wall mounted units and solid wood work surfaces over, undermounted Belfast-style sink with chrome mixer taps over, range-style cooker, integrated single oven/microwave, integral fridge/freezer and dishwasher. Tiled floor, timber ceiling beams, side aspect uPVC double glazed window and 4 no. ceiling roof lights.

## UTILITY ROOM

7'8" x 7'7" (2.34m x 2.31m)

Fitted with a range of base and wall mounted units, cupboard housing hot water cylinder, 'Grant' oil-fired boiler, and side and rear aspect uPVC double glazed windows.

## TO THE FIRST FLOOR

### LANDING

22'4" x 6'3" (6.81m x 1.91m)

With uPVC double glazed windows to the front and rear aspects.

### BEDROOM 1

14'2" x 12'10" (4.32m x 3.91m)

A dual aspect room with uPVC double glazed windows to the front and side, double radiator, exposed timber ceiling beam.

### EN-SUITE SHOWER ROOM

8'1" x 6'2" (2.46m x 1.88m)

A three-piece suite comprising corner shower cubicle, pedestal wash hand basin, and low flush wc. Roof light.

### BEDROOM 2

13' x 10'11" (3.96m x 3.33m)

Front aspect uPVC double glazed window, double radiator, exposed timber ceiling beam.

### BEDROOM 3

13' x 11" (3.96m x 3.35m)

Rear aspect uPVC double glazed window, double radiator.



## BATHROOM

7'10 x 7'6 (2.39m x 2.29m)

A three-piece suite comprising roll top bath, pedestal wash hand basin, and low flush wc. Chrome heated towel rail.

## OUTSIDE

The property is approached via a private gravelled driveway leading to the side of the house, with turning area and on to the detached double garage. The property benefits from gardens to the front and rear, with the gardens to the front elevation overlooking the village beck. To the rear is an enclosed patio seating area, ideal for alfresco dining.

## DETACHED DOUBLE GARAGE

18'10 x 18' (5.74m x 5.49m)

With electric roller shutter door, electric power and light, and personnel door to the side. An external staircase provides access to the first floor of the garage (18'8 x 17'6), which offers potential office space with electric heater, front aspect uPVC double glazed window, and 2 no. velux rooflights.

## SERVICES

We understand that the property is connected to mains electricity and water supplies. Oil-fired central heating. Private package treatment drainage. 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 Norton and join the B1248 Beverley Road, and continue for approximately 9 miles, passing through North Grimston and Duggleby before arriving in Kirby Grindalythe. After passing St Andrew's Church, take the next right turn and at the 'T' junction turn left. Continue straight ahead and Cherry Tree Cottage can then be found on your left hand side. Please note, there is no 'For Sale' board at the property currently. Postcode: YO17 8DB.

## COUNCIL TAX BAND

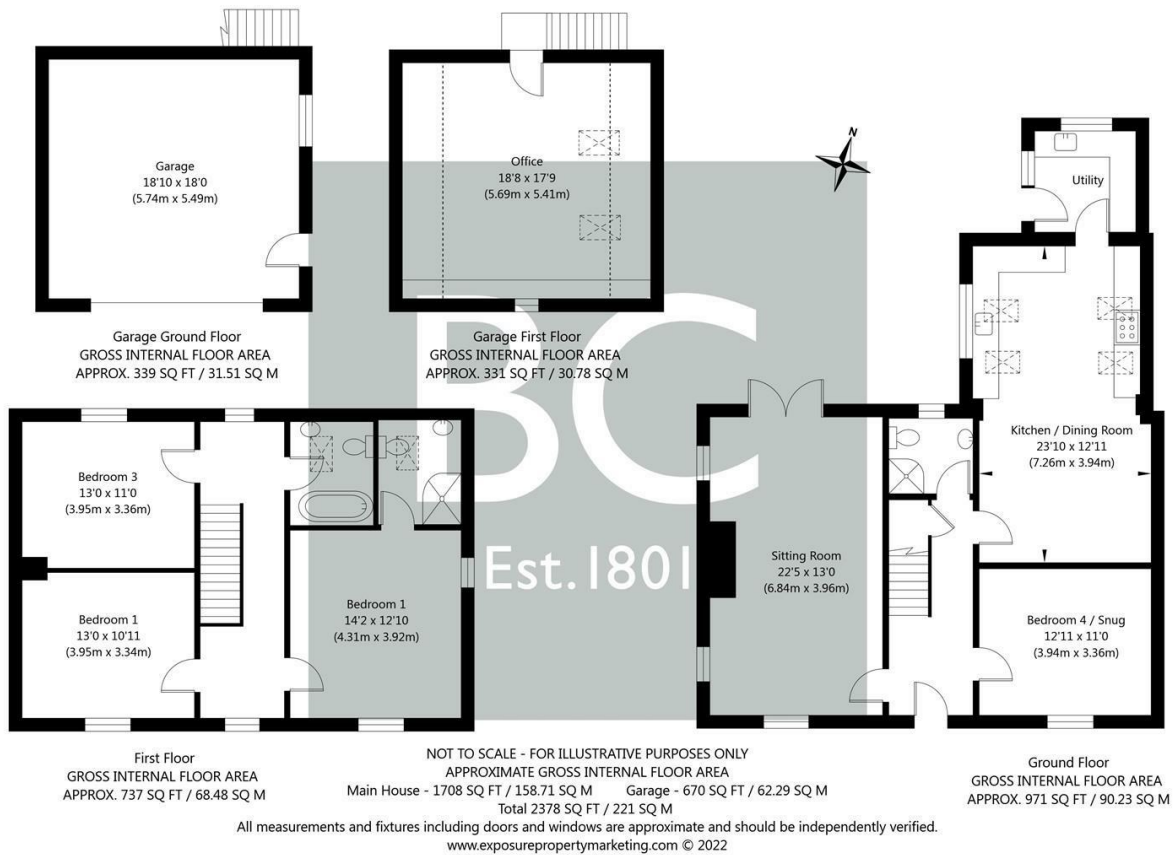
We are verbally informed the property lies in Band F. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

## ENERGY PERFORMANCE RATING

Assessed in band D.



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## COUNCIL TAX BAND

F

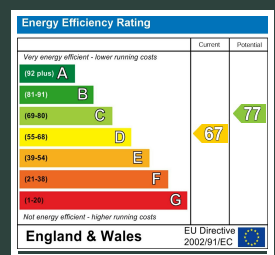
## ENERGY PERFORMANCE RATING

D

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**BC**  
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