



Moordale, Thornton Lane | High Marishes, Malton

A generously proportioned and well appointed four bedroom detached bungalow set within delightful, extensive gardens and grounds extending in all to 0.70 acres or thereabouts. The property is complemented by a detached single garage, a modern general purpose garage/storage building, and is situated within a semi-rural position in the hamlet of High Marishes, 5 miles north of Malton and 3 miles north of the A64 for commuting to York, Leeds, and further afield. The property benefits from a variety of adaptations making it suitable for wheelchair users and those requiring accessible amenities.

- A much improved and extended four bedroom detached bungalow offering flexible living accommodation
- Three double bedrooms, one with en-suite bathroom, and wet room
- Modern garage/storage building, and further detached garage
- Breakfast kitchen, open plan sitting/dining room, snug, and conservatory
- Private driveway, off-street parking, extensive landscaped gardens. In all 0.7 acres
- Located in a quiet rural location equi-distant from the market towns of Malton and Pickering and their respective amenities



Guide Price £595,000

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ACCOMMODATION

ENTRANCE HALL

With storage cupboard.

SITTING/DINING ROOM

25'1" x 20'11" (7.65m x 6.38m)

An 'L' shaped dual aspect room with uPVC double glazed sliding doors to the front, decorative fireplace on a stone hearth with tiled surround, 2 no. uPVC double glazed windows and sliding doors to the conservatory, 2 no. radiators, and door to:

KITCHEN/BREAKFAST ROOM

30'8" x 22'3" (9.35m x 6.78m)

Fitted with a range of base and wall mounted units with work surfaces over, electric Aga, ceramic undermounted sink with chrome mixer taps over, double oven including microwave oven, built-in storage cupboard. Rear aspect uPVC double glazed window, sliding door to the west-facing patio area.

REAR PORCH

Of uPVC double glazed construction, and door to the outside.

CONSERVATORY

14'1" x 11'4" (4.29m x 3.45m)

With uPVC double glazed French doors to the outside.

SNUG/ BEDROOM 4

14' x 11'11" (4.27m x 3.63m)

A dual aspect room with side and rear aspect uPVC double glazed windows, radiator.

EN-SUITE BATHROOM

7'10" x 5'6" (2.39m x 1.68m)

With walk-in, adaptable bath with chrome taps over and hand held shower fixings, low flush wc, and pedestal wash hand basin. Fully tiled walls and floor, chrome heated towel rail, velux roof light, and extractor fan.

BEDROOM 1

13'2" x 11'3" (4.01m x 3.43m)

Side aspect uPVC double glazed window, fitted wardrobes, radiator.

BEDROOM 2

11'3" x 9'7" (3.43m x 2.92m)

Side aspect uPVC double glazed window, fitted cupboards, single radiator.

BEDROOM 3

9'4" x 9'3" (2.84m x 2.82m)

Front aspect uPVC double glazed window, fitted cupboards, single radiator.

WET ROOM

With wc, pedestal wash hand bas, and shower facility.



OUTSIDE

Immaculate and substantial lawned gardens to all sides, with herbaceous borders. Main garden divided by beech hedge to the side garden, with lawned gardens, shaded walkway covered in wisteria, patio area in front of the conservatory and kitchen. The property is approached along a private driveway leading to a substantial tarmac parking area.

GENERAL PURPOSE BUILDING

48'4 x 25'6 (14.73m x 7.77m)

Modern steel portal frame construction with PCI sheet walls and roof, roller shutters to both side elevations, electric power and light, 8 no. roof lights, currently used for garage/storage use.

GARAGE

15'8 x 9'11 (4.78m x 3.02m)

With up and over door, electric power.

SERVICES

Mains electricity and water. LPG-fired central heating. Septic tank 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 Old Malton and take the second exit off the A64 roundabout on to the A169 towards Pickering. After approximately 3 miles, turn right on to Thornton Lane; Moordale is the first property on your left hand side, clearly identified by our BoultonCooper 'For Sale' board. Postcode: YO17 6UQ.

COUNCIL TAX BAND

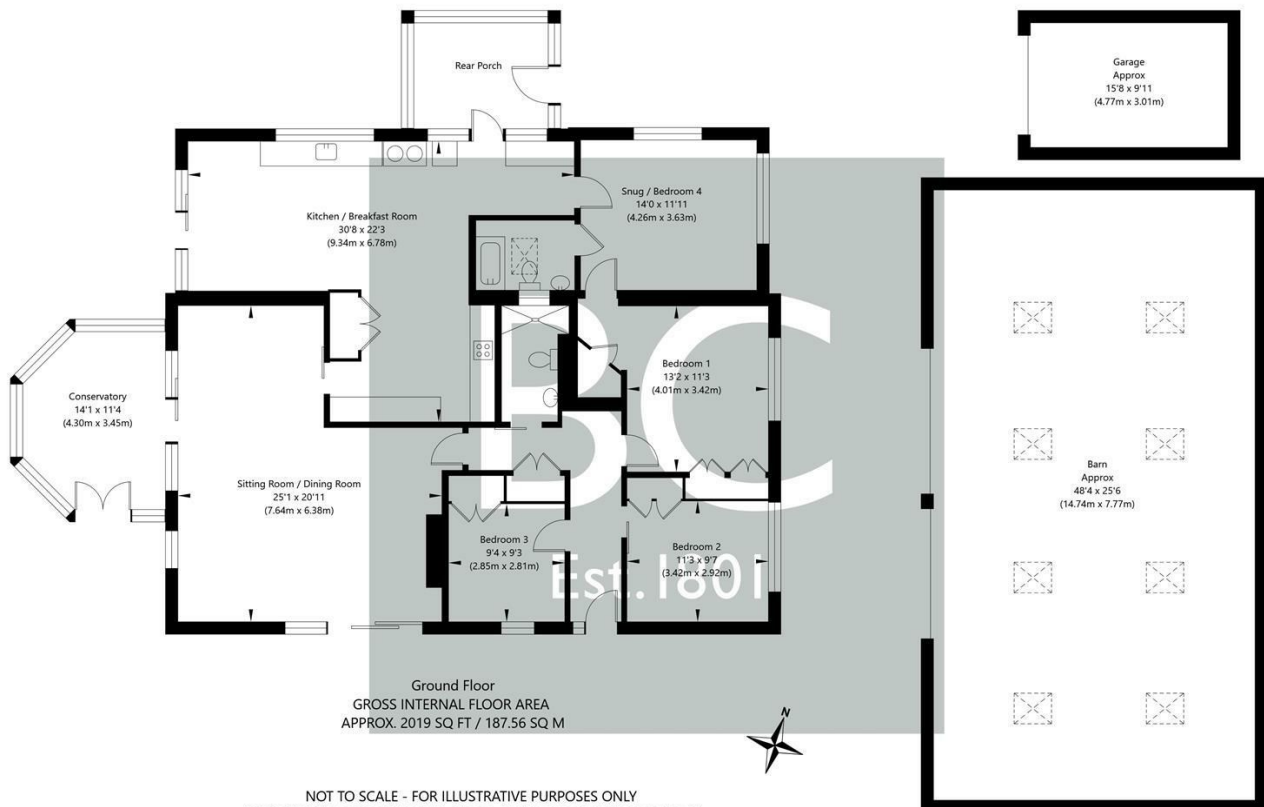
We are verbally informed the property lies in Band F. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

ENERGY PERFORMANCE RATING

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



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2019 SQ FT / 187.56 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

F

ENERGY PERFORMANCE RATING

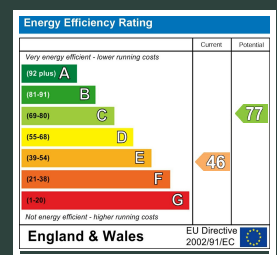
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