

1 Brickyard Cottage | Wintringham, Malton

A well presented three bedroom semi-detached property with delightful gardens, and views on to open countryside beyond the rear south-facing garden. Situated centrally within the village of Wintringham, the property is well placed to enjoy a rural setting on the edge of the Yorkshire Wolds, and yet it is just 8 miles from Malton and its extensive transport and shopping amenities. VIEWING ESSENTIAL.

- A spacious three bedroom semi-detached family home
- Sitting room, dining room and kitchen
- Off-street parking with rear south-facing garden
- Centrally located in the popular Wolds village of Wintringham
- Three bedrooms and family bathroom
- Easy access to the A64, and just 8 miles to Malton and its extensive amenities





Guide Price £315,000

BoultonCooper

BC Est. 1801

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ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

SITTING ROOM
16'11" x 10'10" (5.16m x 3.30m)
Dual aspect uPVC double glazed windows, inset wood burning stove on slate hearth, single radiator,

DINING ROOM
16'11" x 13'4" (5.16m x 4.06m)
Dual aspect uPVC double glazed windows, inset wood burning stove on stone hearth and timber surround, shelved alcove, tiled floor, under stairs storage cupboard with uPVC double glazed window to the rear, single radiator. Door to:

KITCHEN
16'10" x 9'9" (5.13m x 2.97m)
Dual aspect with uPVC double glazed windows to the front and rear, door to outside rear, fitted range of base and mounted wall units, Belfast ceramic sink with chrome mixer taps, Stoves cooker and hood, integrated dishwasher, plumbing for washing machine, single radiator.

TO THE FIRST FLOOR

LANDING
Rear aspect uPVC double glazed window, shelved airing cupboard housing hot water cylinder, single radiator.

BEDROOM 1
16'11" x 10'10" (5.16m x 3.30m)
Dual aspect uPVC double glazed windows, built-in cupboard, cast iron fire surround, single radiator.

BEDROOM 2
10'4" x 8'11" (3.15m x 2.72m)
Rear aspect uPVC double glazed window, cast iron fire surround, single radiator.

BEDROOM 3
10'4" x 7'9" (3.15m x 2.36m)
Side aspect uPVC double glazed window, double radiator.

BATHROOM
Front aspect uPVC double glazed window, three piece suite comprising panelled bath with electric shower over and glazed screen, low flush wc and pedestal wash hand basin, part tiled walls..

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OUTSIDE
To the outside, to the front, the property is approached via a private gravelled drive with ample off-street parking, together with lawned area with herbaceous borders and pedestrian access to the rear. The property is further complemented with a large south-facing lawned garden with patio area and herbaceous borders, timber garden shed. Oil tank.

SERVICES
We understand that the property is connected to mains electricity, water and drainage. Oil 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
///indulgent.apes.perplexed

COUNCIL TAX BAND
We are verbally informed the property lies in Band D. 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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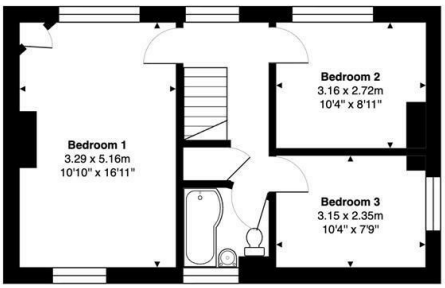
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1 Brickyard Cottages, Wintringham, YO17 8HX

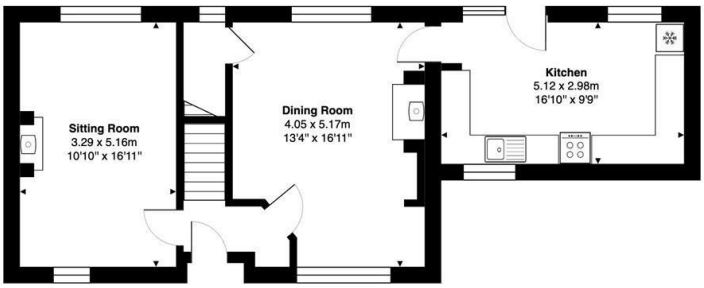


Gross Internal Area: 104.2 m² ... 1122 ft²

All measurements are approximated for display purposes only and should be independently verified
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First Floor
Gross Internal Area: 44.1 m² ... 475 ft²



Ground Floor
Gross Internal Area: 60.1 m² ... 647 ft²

VIEWING

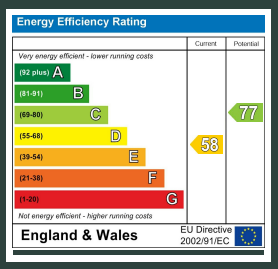
Strictly by appointment with the Agents.

COUNCIL TAX BAND

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ENERGY PERFORMANCE RATING

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