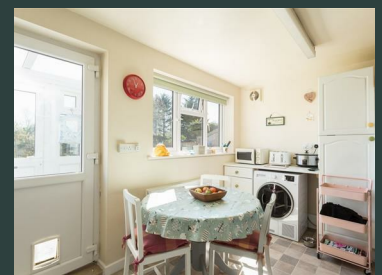




Ryedale View, 1 Habton Road | Malton

Ryedale View is a well-presented two bedroom detached bungalow, situated in the residential village of Kirby Misperton and with the benefit of south-facing gardens. Kirby Misperton benefits from by a church, playground, an active village hall, and post office which is open twice weekly. The regular bus service, the Coastliner, links the village to Pickering, Malton and Thornton le Dale, the coast to the east, and York and Leeds to the west.

- A detached two bedroom bungalow in a quiet residential location
- Two bedrooms and wet room
- Private driveway off-street parking
- Breakfast kitchen and dual aspect sitting room
- Substantial and well maintained gardens to the front and rear
- Rural village location, 7 miles north of Malton and four miles south of Pickering



Guide Price £185,000

Ryedale View, 1 Habton Road | Malton



ACCOMMODATION

ENTRANCE PORCH

4'4 x 3'2 (1.32m x 0.97m)
Of uPVC construction.

SITTING ROOM

15'4 x 10'10 (4.67m x 3.30m)

A dual aspect room with uPVC double glazed windows to the front and rear, 'Aarrow' cast iron wood burning stove on a quartz hearth, built-in dresser and bookshelf, and 2 no. double radiators.

INNER HALL

7'9 x 3'1 (2.36m x 0.94m)

KITCHEN

15' x 9'1 (4.57m x 2.77m)

Fitted with a range of base and wall mounted units with work surfaces over, 1 & ½ bowl stainless steel sink and drainer, space for a cooker, plumbing for a washing machine, space for a tumble dryer, double radiator, and uPVC double glazed door to:

REAR PORCH



BEDROOM 1

15'4 x 9'5 (4.67m x 2.87m)

A dual aspect room with uPVC double glazed windows to the front and rear, fitted pine wardrobe and dressing table with cupboards, and 2 no. double radiators.

BEDROOM 2

11'5 x 7'2 (3.48m x 2.18m)

Front aspect uPVC double glazed window, 2 built-in wardrobes, cupboard housing 'Vaillant' gas-fired boiler, and double radiator.

WET ROOM

8' x 7'8 (2.44m x 2.34m)

With chrome shower fittings and white double shower tray, pedestal wash hand basin, and low flush wc. Side aspect uPVC double glazed window, double radiator, and chrome heated towel rail.

OUTSIDE

To the outside, the property is complemented by a driveway to the side providing off-street parking, and enclosed gardens to the front. To the rear is a timber garden shed with electric power and light, monopitch shed, and beyond are substantial south-facing lawned gardens with herbaceous borders, a patio area, vegetable patch, and greenhouse.



SERVICES

We understand that the property is connected to mains electricity, gas, and water. Gas-fired central heating; private twin chamber 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.

VIEWINGS

Strictly by appointment with the Agents, BoultonCooper. Tel. 01751 472724.

DIRECTIONS

From Pickering, proceed south on the A169 towards Malton. After approximately 2 miles, turn right on to Kirby Misperton Road and continue to the centre of the village. At the roundabout, take the first exit on to Main Street and then bear right on to Habton Road. Ryedale View can be found on your left hand side, clearly identified by our BoultonCooper 'For Sale' board. Postcode: YO17 6XS.

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

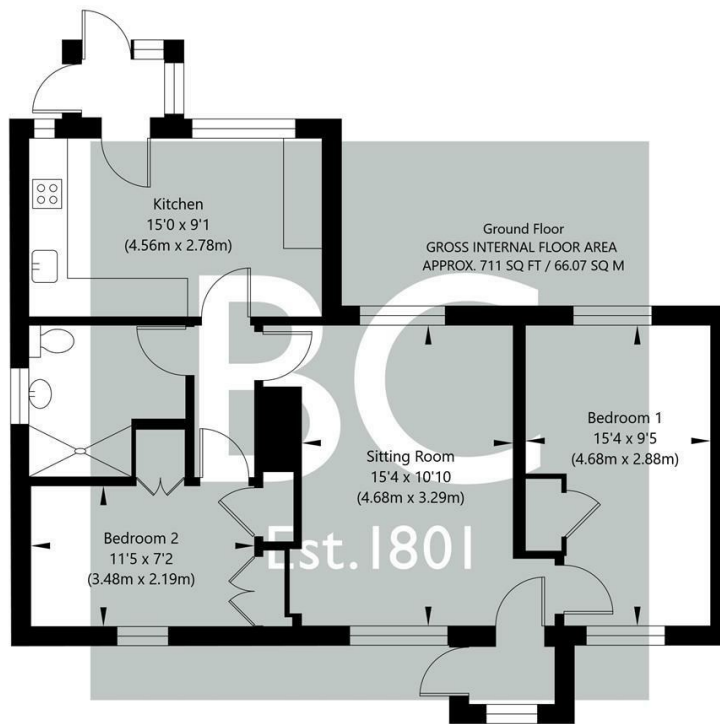
Assessed in Band D. The full EPC can be viewed at our Pickering office.

AGENT'S NOTE

We understand the property is of timber framed construction. All prospective interested parties are asked to make their own independent enquiries.



Ryedale View, 1 Habton Road | Malton



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 711 SQ FT / 66.07 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

C

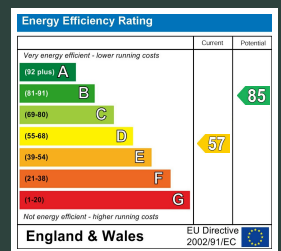
ENERGY PERFORMANCE RATING

D

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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.

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