

ROUNTHWAITE & WOODHEAD

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747 Fax: 08718 130592



9 SYCAMORE GROVE, SHERBURN, MALTON, YO17 8PX

An immaculately presented 3 bedroom property with garage and lovely enclosed rear garden.

Entrance Hall

Sitting Room

Dining Kitchen

Conservatory

Three Bedrooms

En-Suite Shower Room

House Bathroom

LPG Central Heating

uPVC Double Glazing

Garage & Parking

Enclosed Garden

NO ONWARD CHAIN

PRICE GUIDE £250,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800
Email: rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.co.uk

Description

9 Sycamore Grove is situated in the well served village of Sherburn. The property has been significantly improved by the current owners and offers beautifully presented accommodation over two floors. The kitchen is well equipped with a range of wall and base units and integrated appliances with ample space for dining. The sitting room with open fire is to the front of the property and a useful conservatory overlooks the rear garden. On the first floor there are three bedrooms, one with en-suite and a house bathroom.

Outside there is parking to the front of the property along with a single garage with lighting and power. There is a lovely patio area to the rear for sitting out along with a good sized patch of lawn. The garden is fully enclosed with wooden panel fencing and flower beds making up the borders.

The village of Sherburn lies almost mid-way between the Market Town of Malton and the east coast at Scarborough and has good local facilities and amenities including a village Shop, Post Office, Primary School and Church. There is a very regular bus service along the A64 which passes through the village.

General Information

Services: Gas Central Heating, mains water and electricity. Connection to mains drainage.

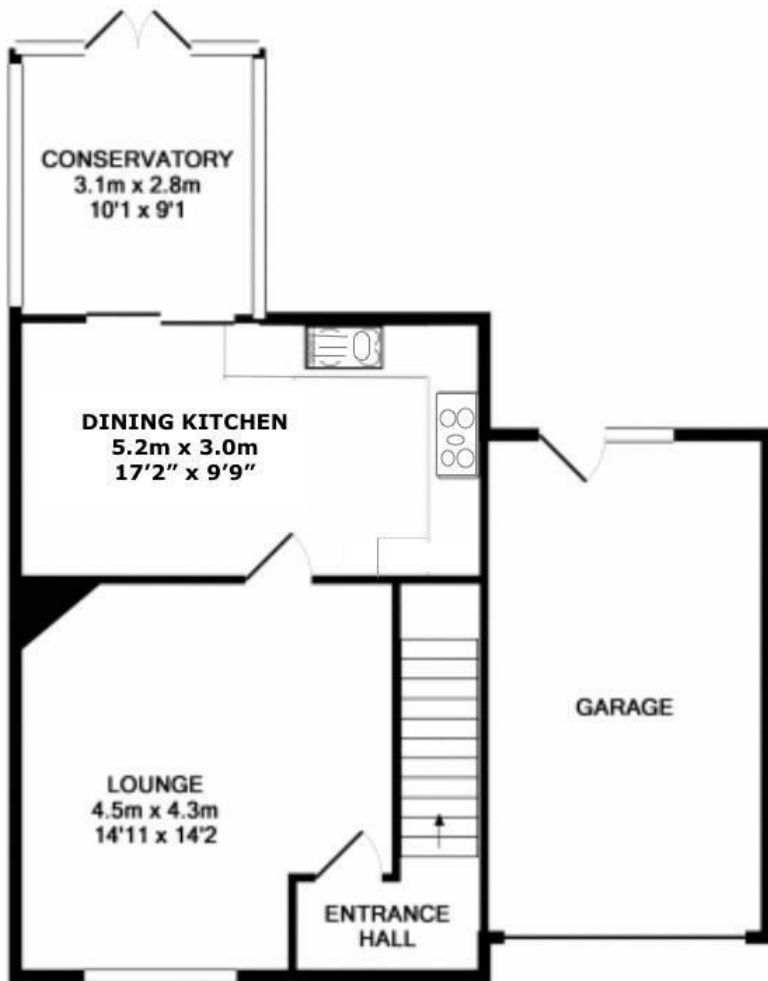
Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX.
Tel: 01653 600747.

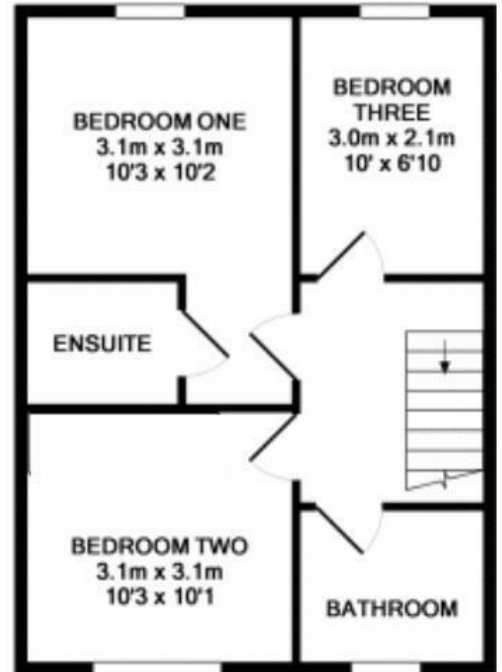
Council Tax: Band C.



Accommodation



GROUND FLOOR
APPROX. FLOOR
AREA 66.4 SQ.M.
(715 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 39.9 SQ.M.
(429 SQ.FT.)

TOTAL APPROX. FLOOR AREA 106.3 SQ.M. (1144 SQ.FT.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	68
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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