



20 Church View

Sherburn, YO17 8PW

Offers In The Region Of £169,950



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Located in the charming village of Sherburn, this semi-detached house on Church View presents an excellent opportunity for those seeking a comfortable and spacious home. With no onward chain, you can move in without delay and start enjoying all that this delightful property has to offer. The house features a well-proportioned reception room, perfect for both relaxation and entertaining. Upstairs, you will find two generously sized double bedrooms, providing ample space for rest and personalisation. The large bathroom on the first floor adds to the convenience of this home, ensuring that family life runs smoothly. One of the standout features of this property is its deceptively spacious rooms, which create a sense of openness and light throughout. The layout is thoughtfully designed to maximise comfort and functionality, making it ideal for families or those looking to downsize. Outside, the property boasts parking for up to three vehicles, a significant advantage in this popular village location. Additionally, a garage and outbuilding provide extra storage or potential for a workshop, catering to various needs. The location itself is a key highlight, offering easy access to the A64, making commuting and exploring the surrounding areas a breeze. Sherburn is a well-regarded village, known for its community spirit and local amenities, ensuring that you have everything you need within reach. In summary, this semi-detached house on Church View is a fantastic opportunity for anyone looking to settle in a desirable area with spacious living and convenient access to transport links. Don't miss your chance to make this lovely property your new home.

- Spacious two bedroom semi detached home
- Open plan kitchen/diner
- Village location with easy access to the A64
- Garage and parking
- Spacious bathroom to the first floor
- In need of some cosmetic updating
- Enclosed rear low maintenance garden with outbuilding
- NO ONWARD CHAIN

Entrance Hall

UPVC door to the front aspect, stairs to first floor, radiator.

Sitting Room

Wood effect flooring, radiator, TV point, feature fireplace and coving to the ceiling, UPVC double glazed window to the front aspect.

Kitchen/Diner

Wall and base units, 1 1/2 bowl sink unit, electric cooker point, tiled splashback, plumbing for washer, two radiators, oil fired boiler, understairs storage and UPVC window and doors to the rear garden.

First Floor Landing

Loft access and window to the side aspect.

Bedroom One

UPVC window to the front aspect, radiator and built in over stairs cupboard.

Bedroom Two

Cupboard housing hot water tank, radiator and UPVC window to the rear aspect.

Bathroom

Panel bath, corner shower cubicle, pedestal wash basin, low flush WC, part tiled and UPVC window to the rear aspect, chrome heated towel rail and tiled flooring.

Exterior

Front lawned garden with flower borders. Driveway parking.

Rear- low maintenance garden with outbuilding and fencing with access gate.

Garage

Detached garage with up and over door and side access door.

Services

Mains connected to water, drainage, electric and oil central heating.

Sherburn

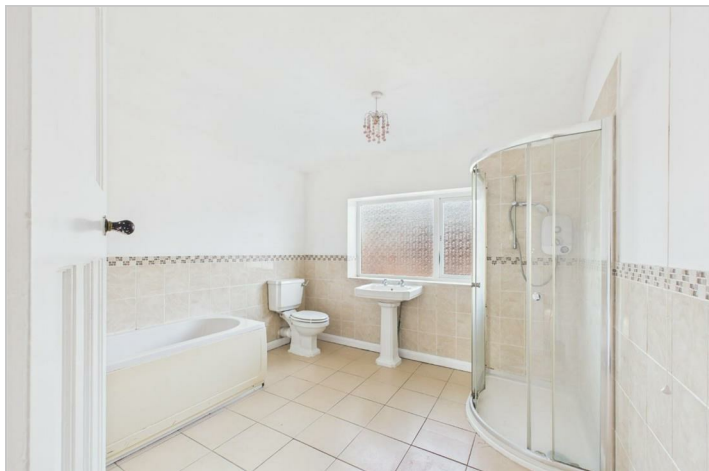
Sherburn is a thriving and friendly residential village located just off the A64. Eleven miles east is the seaside town of Scarborough and eleven miles west is market town of Malton; and serviced by the local Coastliner bus route. Nearby in Malton there is a train station with links to York, Scarborough, Manchester and Liverpool. Within the village

Tel: 07515763622

there are a number of local amenities such as a village shop and a good junior school.

AML Checks

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £23.50 (plus VAT) per person will be payable to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.



Road Map



Hybrid Map



Terrain Map



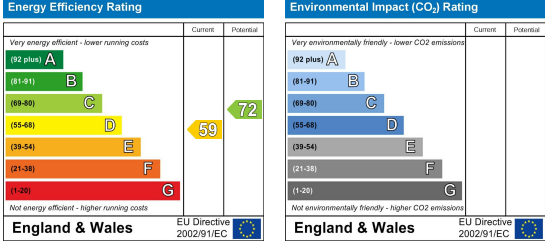
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.