



Salents Lane

Duggleby, YO17 8BN

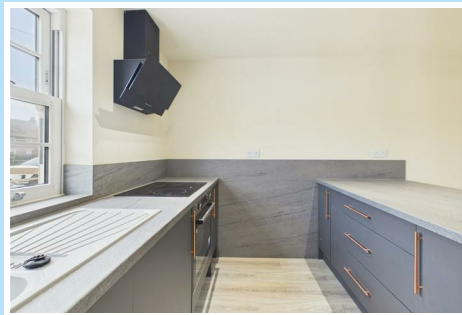
Offers Around £300,000



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Duggleby, Malton, YO17 8BN

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Located in the charming hamlet of Duggleby, near Malton, this newly built semi-detached house offers a perfect blend of modern living and rural tranquility. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. Upon entering, you are greeted by an inviting entrance hall. The ground floor features a versatile bedroom that can also serve as a reception room, catering to your needs. A conveniently located ground floor bathroom adds to the practicality of the layout, making it suitable for all ages. The property boasts a handy boot room or ideal for a utility room to the rear, ensuring that everyday chores are easily managed. The garage and gravelled parking areas provide secure off-road parking for multiple vehicles, enhancing the convenience of this lovely home. With no onward chain, this property is ready for you to move in and make it your own. Duggleby offers a peaceful setting while being within easy reach of local amenities and the picturesque countryside. This semi-detached house is a wonderful opportunity for those looking to enjoy a modern lifestyle in a serene environment. Don't miss your chance to view this delightful home.

- Four bedroom semi
- Ground floor bedroom/ reception room
- Located in a popular hamlet just 20 miles from York
- New build
- Ground floor bathroom room
- Garage and plenty of parking
- NO CHAIN

Entrance Hall

Wooden door to front aspect, radiator, spotlights, stairs.

Ground Floor Bedroom

Radiator, double glazed sash window to the front aspect, TV point, spotlights, wood effect flooring.

Ground Floor Bathroom

Bath with shower over with rainfall, separate attachment and screen, floating wash basin, low flush WC, part tiled, extractor fan, spotlights, chrome heated towel rail.

Boot Room/Utility

UPVC window to the rear aspect, radiator, spotlights.

Sitting Room

Understairs storage, radiator, Velux window, patio doors, wall lights, TV point.

Breakfast Kitchen

Modern units with electric hob, oven and extractor hood, breakfast bar, radiator, spotlights, double glazed sash window to the front aspect, sink and drainer unit, intergrated washer, laminate flooring.

First Floor Landing

Radiator, UPVC window to the rear aspect, over-stairs storage.

Master Bedroom

Radiator, double glazed sash window to the front aspect, TV point.

Bedroom Two

Radiator, UPVC window to the side aspect and sash window to the front aspect.

Bedroom Three

Radiator, UPVC window to the rear aspect.

Study / Bedroom Four

Radiator, double glazed sash window to the rear aspect, loft access.

Shower Room

Floating wash basin, low flush WC, chrome heated towel rail, shower unit with rainfall and attachment, part tiled, double glazed sash window to the front aspect, extractor fan, spotlights.

Exterior

Gravelled garden to the front, side and rear aspects and lawned area, fenced.

Garage

Covered parking/garage area

Services

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

Duggleby is a hamlet in the civil parish of Kirby Grindalythe, in North Yorkshire, England. It is 20 miles north-east of York and 16 miles south-west of Scarborough.



Road Map



Hybrid Map



Terrain Map



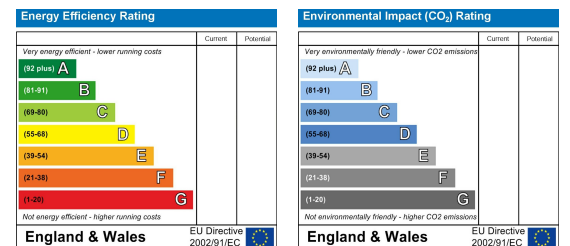
Floor Plan



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



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