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1 Ruffin Lane

Eddlethorpe, YO17 9QU

Price Guide £395,000

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1 Ruffin Lane is a well presented and spacious three bedroom semi-detached family home in the little hamlet of Eddlethorpe. The internal accommodation consists of entrance porch/boot room, inner hallway, sitting room with a feature inglenook fireplace and log burner, open kitchen/dining room, utility room and downstairs guest WC. Upstairs there are three double bedrooms and family bathroom. Outside there is plenty of driveway parking and to the rear of the property, there is a paved wrap around patio which takes advantage of the stunning uninterrupted views of the countryside. This property benefits from having newly installed solar panels and also granted planning permission for an extension over the garage. A beautiful property, set in a stunning location.

- Semi-detached three bedroom family home
- Large kitchen dining room leading to the garden
- Entrance porch/boot room
- Utility and downstairs WC
- Wrap around rear patio area overlooking stunning countryside views
- Garage
- Driveway parking
- Newly fitted solar panels
- Planning permission granted for a double hight side extension over the garage

Porch/Boot Room
4'5 x 5'9 (1.35m x 1.75m)
Front window, radiator, side front door and tiled flooring.

Inner Hall
Stairs to the first floor, radiator, under stairs cupboard and an internal glazed window.

Living Room
15'6 x 14'2 (4.72m x 4.32m)
Inglenook fireplace, large log burner, bricked surrounding, stoned heath, front bay window and radiator

Kitchen/ Dining Room
23'9 x 10'4 (7.24m x 3.15m)
Front and side window, side patio doors, tiled flooring, wall and base units, integrated dishwasher, electric hob and extractor over, oven plus microwave oven and two Velux window's.

Utility
11'2 x 5'9 (3.40m x 1.75m)
Rear window, rear door, base units, tiled flooring and plumbing for a washing machine.

Guest WC
5'10 x 4'0 (1.78m x 1.22m)
Rear window, radiator, WC, vanity basins and extractor fan.

First Floor Landing
Front window, storage cupboard and loft access.

Master Bedroom
10'6 x 12'3 (3.20m x 3.73m)
Rear window, radiator and loft access.

Bedroom Two
8'9 x 12'7 (2.67m x 3.84m)
Front window and radiator.

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Bedroom Three
9'4 x 9'1 (2.84m x 2.77m)
Rear window and radiator.

Bathroom
Rear window, panel bath with electric shower over, low flush WC, pedestal basin, electric light mirror, heated ladder towel rail, fully tiled and extractor fan.

Exterior
To the front of the property there is a gravel area for four cars and two electric sockets. To the rear of the property there is a raised lawn area, paved wrap around patio seating area with side access via a gate. Shed and outside tap.

Planning Permission Granted
There is an approved planning application for the property which would be to development over the garage, adding a master bedroom with ensuite.

Garage
Lighting, electric, up and over doors and side door entrance.

Council Tax Band C

Services
Mains connected to water, drainage and electric.

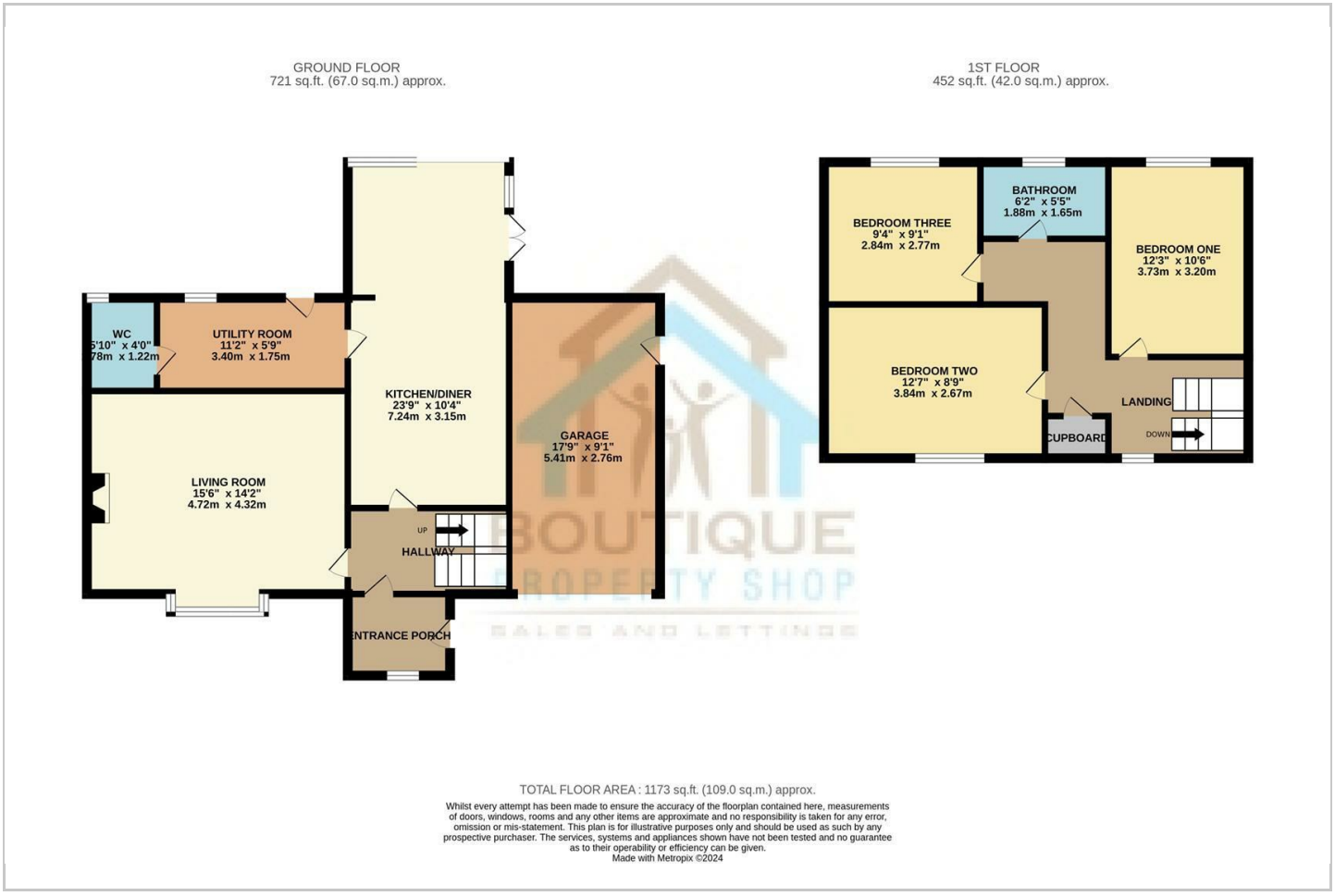
Location
Eddlethorpe is small village made up of only a handful of properties and located within 4.5miles of Norton and Malton. Malton itself is a charming market town with independent stores, and a popular local market. There is a train station offering good commuting links to York and Scarborough. Surrounded by beautiful Yorkshire countryside and a good choice of schools for all ages.

Road Map

Hybrid Map

Terrain Map

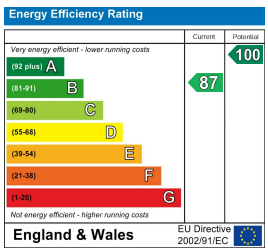
Floor Plan

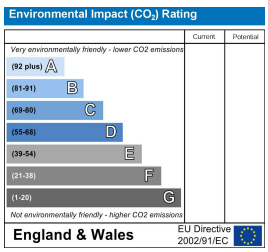


Viewing

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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