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Wold View Leppington

Leppington, YO17 9RL

Offers Around £350,000

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Wold View Leppington Lane

Leppington, Malton, YO17 9RL

Offers Around £350,000

A truly stunning and impressive detached bungalow located in the small hamlet of Leppington, located between Malton and York. The bungalow has been tastefilly updated throughout over recent years to create a modern and spacious home with two double bedrooms and plenty of potential to further develop into the loft space (subject to planning permisson). The gardens are beautifully maintained with various plant and shrubs, patio area and plenty of parking to the front of the property. There is a garage and a lovely sunroom on the back of the property. Well worth viewing to appreccciate the high standard and space on offer!

- A stunning detached bungalow in a rural location
- Beautifully designed and immaculate throughout
- Two double bedrooms and further potential to expand into the loft (Subject to planning)
- Spacious kitchen diner
- Sunroom to the rear aspect
- Surrounded by well presented gardens
- Garage and plenty of parking
- Easy access to york and Malton

Entrance Hall

With welcoming entrance porch with decorative tiled floor and composite door into the inner hall. Radiator and built in storage/cloaks cupboard.

Sitting Room

15'3 x 12'1 max (4.65m x 3.68m max)

With UPVC double glazed bay window to the front aspect, radiator, TV point and wood burning stove.

Kitchen/Diner

15'3 x 12 (4.65m x 3.66m)

A lovely size room wtihmodern wall and base units, cermaic sink and drainer unit, intergated fridge freezer, dishwasher, plumbed for washing machine, induction hob, electric oven with extractor above, radiator, double glazed windows to the side and rear and door to the sunroom/conservatory.

Conservatory/Sunroom

12'8 x 10'10 (3.86m x 3.30m)

With windows overlooking the garden, tiled flooring with underfloor heating and door to the garden.

Bedroom One

13'1 x 11'5 (3.99m x 3.48m)

With double glazed window to the front aspect, radiator.

Bedroom Two

9'6 to front of wardrobes x 8'1 (2.90m to front of wardrobes x 2.46m)

With double glazed window to the rear aspect, radiator and fitted wardrobes.

Shower Room

7'7 x 5'4 (2.31m x 1.63m)

Modern suite with large walk in shower with rainfall shower, low level WC, vanity wash basin, heated dual fuel towel rail, double glazed windows to the rear, underfloor heating and mermaid board to walls.

Exterior

The front of the property offer parking for several vehicles via a gravelled front drive and garden area

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with greenhouse and wood store , hedging and access to the garage. There is secure gated access to the back of the property where there is a lovely, private and well established lawned garden, with fields behind.

Garage

20 x10 (6.10m x3.05m)

With up and over door, light and power, Rear window and rear access door. Boiler.

Council Tax Band c

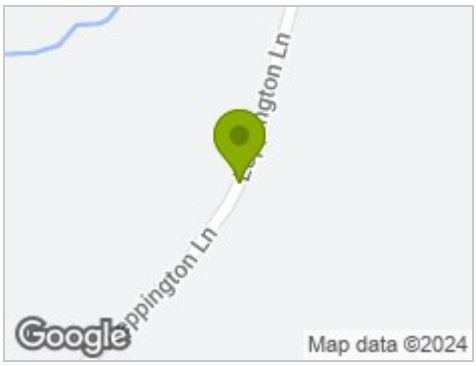
Services

The property has a smart treatment plant , which was new 3 years ago. Mains water and electric. oil fired central heating.

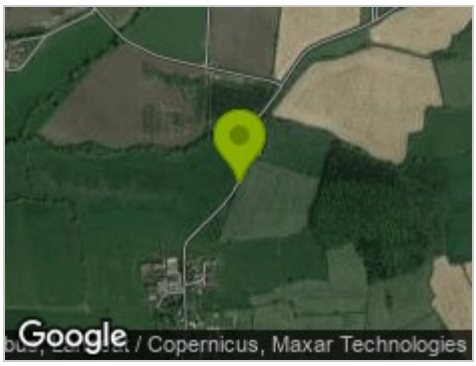
Location

Leppington is a hamlet in North Yorkshire and is 12 miles north-east from the centre of the city of York. The nearest railway station is at Malton, 7 miles to the north.

Road Map

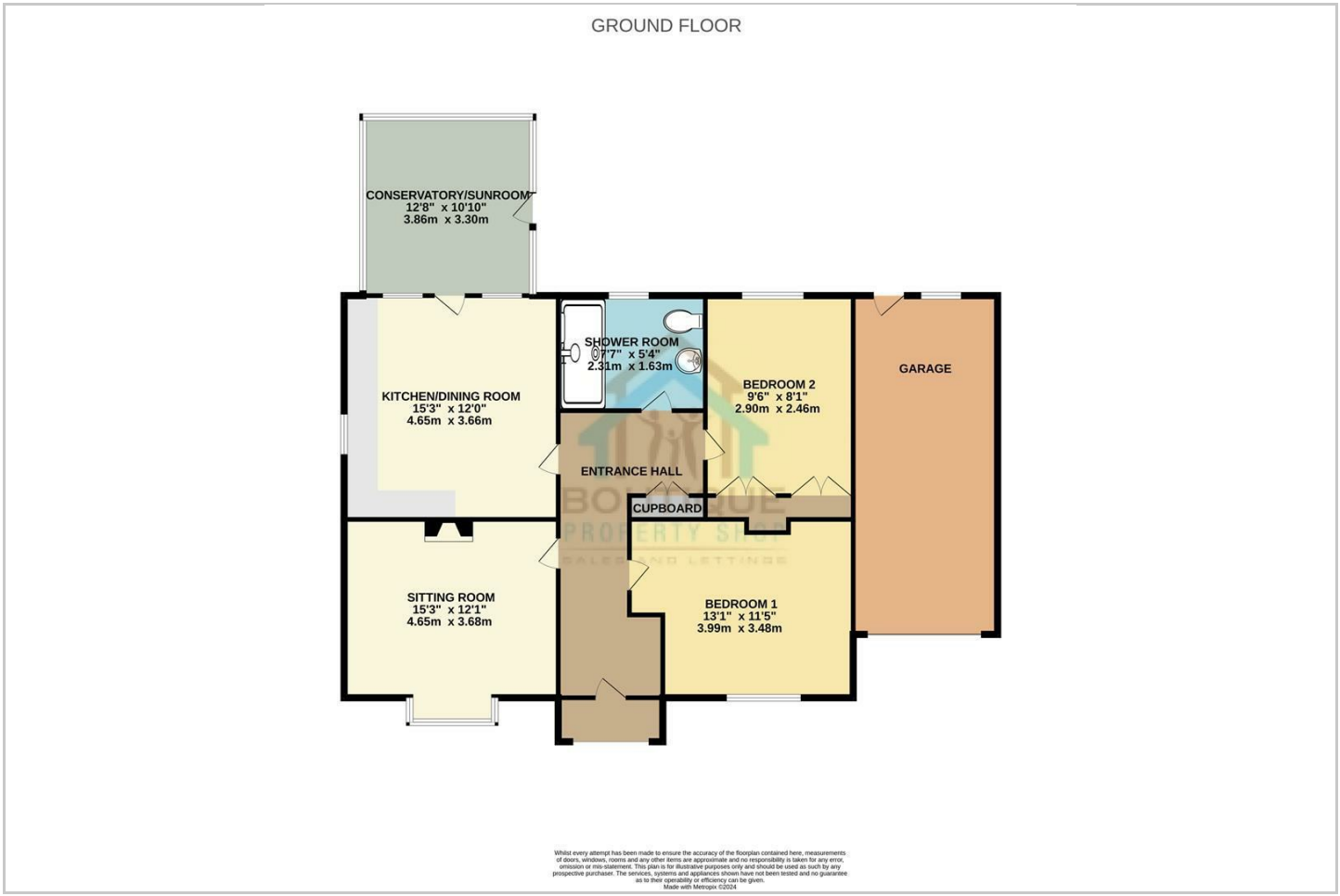


Hybrid Map



Terrain Map

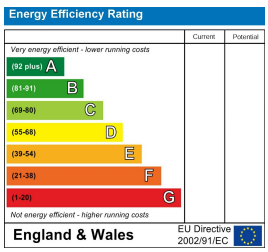
Floor Plan

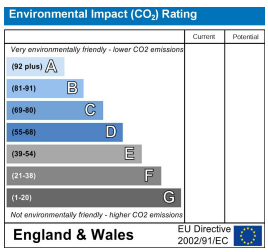


Viewing

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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