



## 18 The Pastures

Sherburn, YO17 8PT

Offers Over £200,000



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## Offers Over £200,000



Nestled in the charming area of The Pastures, Sherburn, Malton, this delightful three-bedroom semi-detached family home offers a perfect blend of comfort and modern living. Upon entering the property via the entrance hall, you are welcomed into a spacious living room that seamlessly flows into an open-plan kitchen. The property boasts three bedroom and family bathroom. Outside, the good-sized sunny rear garden presents a wonderful opportunity for outdoor enjoyment. Additionally, the property features off-street parking for one vehicle, along with a garage that includes a separate workshop. This home is not only a comfortable living space but also a fantastic opportunity for those looking to settle in a friendly community. With its convenient location and thoughtful layout, this property is sure to appeal to families and individuals alike. Do not miss the chance to make this lovely house your new home. Offered with no onward chain.

- Three bedroom semi-detached
- Open plan kitchen living space
- Located in the popular village of Sherburn
- Garage with separate large workshop
- Offstreet parking for one vehicle
- Solar panels
- Outside log store
- Private and enclose sunny rear garden
- NO ONWARD CHAIN

### Entrance Hall

UPVC glazed front door opening into an entrance hallway with laminate wood flooring and UPVC double glazed window looking into the rear workshop.

### Sitting Room Area

UPVC sliding doors leading to the garden, multiple burning stove sat on stone heath with wood mantle surround. Stairs to the first floor.

### Kitchen Area

Range of wall and base units, electric 'Lamona' hob with electric oven below and extract fan above, two UPVC side aspect windows and wood door glazed opening up onto the garden. Central island unit, laminate flooring, under stairs storage cupboard with electric, currently used with tumble dryer. Integrated fridge freezer, integrated washing machine and integrated dishwasher.

### Landing

Loft access (partly boarded with light). Storage airing cupboard housing the boiler and water tank. Radiator.

### Bedroom One

UPVC double glazed side aspect window, radiator.

### Bedroom Two

UPVC double glazed side aspect window and radiator.

### Bedroom Three

UPVC double glazed rear aspect window and radiator.

### Bathroom

Side aspect UPVC window, fully tiled, panel bath with electric shower over, vinyl flooring, radiator, pedestal sink and WC.

### Garage

Up and over door, electric and lighting. Door leading to:

### Workshop

Electric and power. Access to the log store.

### Outside

To the front of the property is a driveway parking

area leading to the garage. The rear property is private and enclosed with a paved patio area, lawn and shed.

### Services

Mains connected to water, drainage and electric. The gas is supplied by Galor Gas tanks. Solar panels fitted to the roof with the unit stored in the loft. Speak to the office if you would like more details.

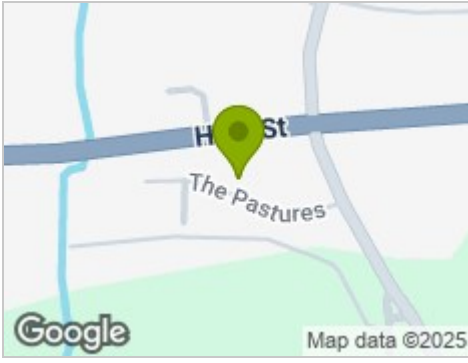
### Location

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



## Road Map



## Hybrid Map



## Terrain Map



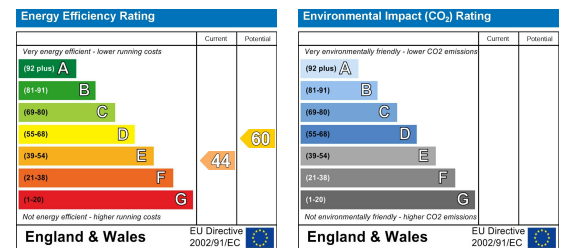
## Floor Plan



## 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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