



# 1 Hillcrest

Kennythorpe, YO17 9LA

Offers Over £285,000



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This fantastic three bedroom family home is located in a lovely position in Kennythorpe, just a few miles outside of Norton. The property is well presented throughout with a detached garage, summerhouse and stunning countryside views! There is plenty of living space and parking for multiple vehicles. This home is well worth viewing as it is a rare find!

- A rare home with a stunning outlook in a rural setting
- Spacious open plan lounge and dining room with wood burning stove
- Stunning outlook over open countryside
- Three first floor bedrooms
- Additional ground floor bathroom
- Fabulous garden with decked covered area and summerhouse
- En-suite to the master bedroom
- Plenty of parking with the property
- Detached garage

## Entrance Hall

With double glazed door to the front aspect and stairs leading to the first floor.

## Sitting Room

10'8 x 13'1 plus recess (3.25m x 3.99m plus recess)

A lovely room with UPVC double glazed window to the front aspect, radiator, TV point and a wood burning stove set in a brick surround.

## Dining Room

12'5 x 16'11 (3.78m x 5.16m)

Open from sitting room with radiator and wood flooring.

## Kitchen

17'1 x 9'2 (5.21m x 2.79m)

A range of wall and base units with inset sink and drainer unit, integrated fridge and dishwasher, electric hob and oven with extractor hood above, UPVC double glazed windows overlooking the rear garden and double doors to the side aspect.

## Ground Floor Bathroom

4'9 x 9'2 (1.45m x 2.79m)

Matching suite with low level WC, bath with rainfall shower over, wash basin and UPVC double glazed window to the side aspect. Part tiled walls and radiator.

## First Floor Landing

Doors to bedrooms. Window to the side.

## Master Bedroom

12'11 x 10'9 (3.94m x 3.28m)

Archway leading to the en-suite shower room. UPVC double glazed window to the front aspect and radiator.

## En Suite

4'7 x 4'6 (1.40m x 1.37m)

Low level WC, wash basin and walk in shower. Part tiled with radiator and double glazed window to the side aspect.

## Bedroom Two

10'1 x 9'6 (3.07m x 2.90m)

With double glazed window overlooking the gardens and radiator.

## Bedroom Three

8'3 x 7 (2.51m x 2.13m)

With double glazed window overlooking the rear garden and radiator.

## Exterior

The gardens are a lovely size and mainly laid to lawn with fencing to the boundary and raised decking area. There is plenty of garden to the side, and rear with gravelled garden to the front and hardstanding offering parking for multiple vehicles. There are stunning uninterrupted views from the gardens with a covered hot tub area and summerhouse. There is also a good size detached garage. The gardens enjoy views onto rolling fields with the Yorkshire Wolds in the distance.

## Garage

22'2 x 9'3 (6.76m x 2.82m)

With up and over door, light and power.

## Services

Connected to LPG gas tank, mains connected to water and electric. Septic tank.

## Council Tax Band C

### Location

Kennythorpe is located approximately 4 miles out of Malton where a full range of amenities can be found and just outside of Burythorpe which is a popular village complete with its own hotel and pub/restaurant.

Head out of Norton along Welham Road continuing for approximately 2 miles turning off to the left signposted Burythorpe. Proceed straight across at the crossroads taking the first left for Burythorpe. Kennythorpe is located on this road and 1 Hillcrest can be clearly identified by our board.



## Road Map



## Hybrid Map



## Terrain Map



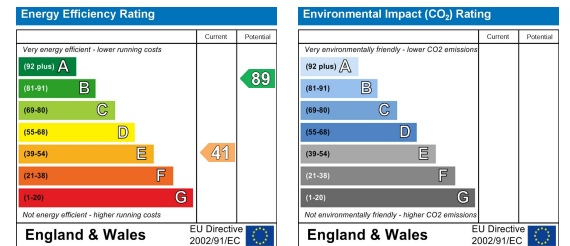
## Floor Plan



## Viewing

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

## Energy Efficiency Graph



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