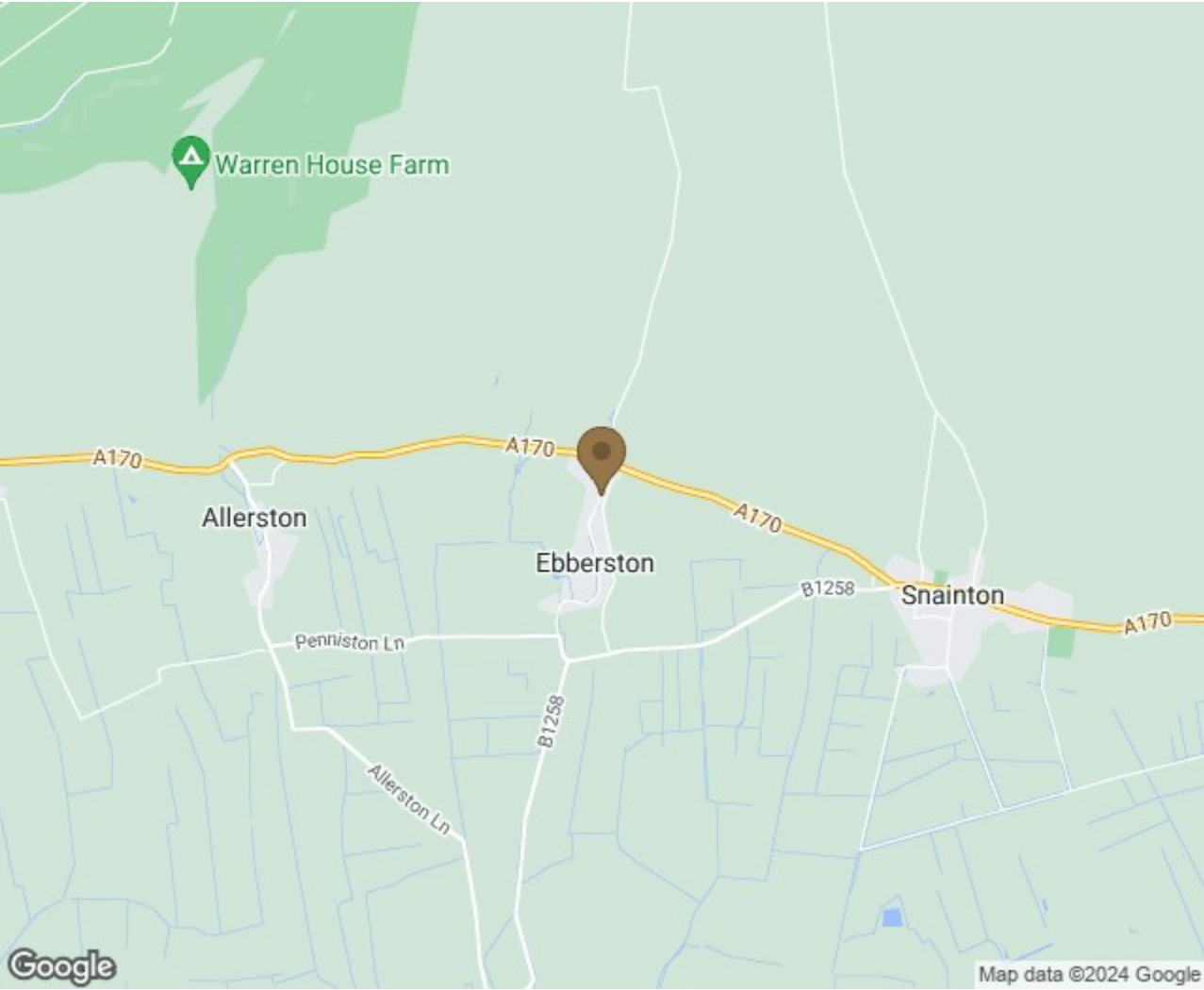




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



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Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

WILLOWGREEN

ESTATE AGENTS



Redlands, 28, Main Street, Ebberston, North Yorkshire, YO13 9NS

Guide price £685,000

360 VIRTUAL TOUR AVAILABLE TO VIEW

Redlands, 28 Main Street, is a beautiful detached five bedroom village home. This splendid property stands in an elevated position along Main Street and has been updated in recent years by the current owners to create a superb family home. Built approximately 30 years ago, the property is constructed of natural stone, under a pantile roof.

The accommodation is over three floors with two reception rooms and a breakfast kitchen and utility with guest cloakroom on the ground floor. Master ensuite to the first floor and a further three double bedrooms. On the second floor there is a spacious guest bedroom with en-suite shower room and a useful study/dressing room. Vehicular access is from Back Lane, double garaging whilst a footbridge across the village stream provides additional access to the front on foot.

Ebberston is a pretty village lying to the south of the A170 Scarborough to Thirsk trunk road and with easy access to the A64 and Malton where there is a railway station and connections to the mainline network. The village is some seven miles east of Pickering and eleven miles west of Scarborough. The village has tennis courts, children's park, cricket field and 9 hole golf course all within walking distance

EPC Rating C



ENTRANCE HALLWAY
10'5" x 12'3" (3.19m x 3.74m)
Door to front aspect, windows to front aspect, wooden flooring, stairs to first floor landing, power points, radiator, storage

DINING ROOM
13'7" x 12'3" (4.15m x 3.74m)
Windows to front and rear aspect, wooden flooring, open fireplace with wooden surround, power points, radiator.

SITTING ROOM
12'4" x 24'1" (3.76m x 7.36m)
Bay window to front aspect and door to side and double French doors out onto rear garden, ceiling medallion, wooden flooring, log burner with wooden mantle, power points, TV point, radiators.

KITCHEN
15'7" x 11'3" (4.75m x 3.45m)
Windows to rear aspect, wooden ceiling beams, tiled floor, range of fitted wall and base units with granite and wooden worktops, stainless steel sink and drainer unit, gas cooker with tiled splashback, kitchen island with dining table attachment, power points, radiator, integrated fridge, integrated dishwasher.

UTILITY ROOM
5'5" x 11'2" (1.66m x 3.42m)
Window and door to rear aspect, tiled floor, fitted wall and base units with wooden worktops, space for American style fridge/freezer, washer and dryer, recently installed Eco boiler, radiator.

GUEST CLOAKROOM
Window to rear aspect, part tiled walls, low flush W/C, hand wash basin, heated towel rail.

GALLARIED LANDING
10'5" x 15'6" (3.20m x 4.74m)
Window to front aspect, stairs to second floor landing, ceiling medallion, radiator, power points

BEDROOM ONE
11'11" x 15'10" (3.64m x 4.84m)
Window to rear aspect, power points, radiator.

EN-SUITE
Window to rear aspect, fully tiled walk in shower, low flush W/C, hand wash basin with bespoke vanity unit, heated towel rail, extractor fan, demister mirror.

BEDROOM TWO
12'3" x 11'10" (3.74m x 3.62m)
Window to rear aspect, power points, radiator.

HOUSE BATHROOM
8'2" x 8'1" (2.50m x 2.47m)
Window to rear aspect, fully tiled, freestanding bath tub, low flush W/C, hand wash basin, walk in shower cubicle, heated towel rail, extractor fan, demister mirror.

BEDROOM THREE
10'3" x 11'8" (3.14m x 3.57m)
Window to front aspect, power points, radiator.

BEDROOM FOUR
10'5" x 7'10" (3.18m x 2.39m)
Window to front aspect, power points, radiator.

SECOND FLOOR LANDING
8'1" x 11'9" (2.48m x 3.59m)
Velux windows to rear aspect, power points, radiators.

BEDROOM FIVE
21'11" x 11'8" (6.70m x 3.58m)

BATHROOM
6'3" x 11'8" (1.92m x 3.58m)
Shower, toilet, sink, eaves storage.

OUTSIDE
Redlands has a private front garden screened from the village by a stone wall and hedge frontage. It is down mostly to lawn with a paved patio area and footpath to the front door. This continues around the side of the house where a wrought iron hand gate secures access to the rear garden, again down to lawn, with herbaceous beds within low stone walls. There is a further patio/seating area to the rear adjoining a stone double garage with light and power (21'0" x 17'1"). There are individual, automatic, electric up and over doors with a block set drive in front. The property also has a green house and nearby stone outbuilding ideally suited for storing fuel, electric car charger.
The gardens have been carefully designed to complement the house and include lawn, flower beds, shrubs and various paved areas ideal to catch the sun and enjoy al fresco dining.

GARAGE
20'11" x 16'11" (6.38m x 5.17m)
2 Up and overs - one electric and one manual, personnel door, power, lighting and water

SERVICES
Mains water, gas and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas Central Heating.

COUNCIL TAX BAND F

TENURE
Freehold.

