



| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | 75 | 77 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | 95 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

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



Church House, Normanby, Sinnington, North Yorkshire, YO62 6RH

Guide price £500,000

Church House is a very spacious and beautifully presented four bedroom stone-built home set back from Malton Road in Normanby village. The property was built in approx. 2011 and offered with no onward chain.

The property briefly comprises; a spacious entrance hallway with under stairs storage and stairs to the first floor landing, open-plan sitting/dining room with doors onto the rear garden, kitchen and utility room, guest cloakroom and study. To the first floor are four double bedrooms, en-suite to the master bedroom and the house bathroom. Externally, there is a large driveway for multiple vehicles, gardens to both the front and the rear of the property and garage.

Normanby is a village and civil parish in the Ryedale district of North Yorkshire, located about 4 miles west of Pickering and lies between Malton and Kirkbymoorside, all thriving market towns with local amenities and attractions. Normanby has a great village community with the Sun Inn pub and village hall on the doorstep.

EPC Rating C



ENTRANCE HALLWAY

Door to front, under stairs cupboard, radiator, telephone point, power points, stairs to first floor landing.

GUEST CLOAKROOM

Wooden style flooring, low flush WC, wash hand basin with pedestal, radiator, extractor fan.

SITTING ROOM/DINING ROOM

20'6" x 12'11" (6.25m x 3.95m)

Window to front aspect, log burning stove with brick surround, radiator, TV point, power points, double doors onto the rear garden.



KITCHEN

8'8" x 18'10" (2.65m x 5.75m)

Window and door to rear, wooden style flooring, spot lights, a range of wall and base units with roll top work surfaces, breakfast bar, tiled splashback, integrated dishwasher, fridge/freezer, electric oven and hob, extractor hood/fan, sink and drainer unit, radiator, power points.



UTILITY ROOM

8'9" x 9'4" (2.69m x 2.86m)

Door to side, a range of wall and base units with roll top work surfaces, tiled splashback, plumbed for washing machine, space for tumble dryer, fuse box, boiler, radiator, power points.

STUDY

11'1" x 13'3" (3.39m x 4.05m)

Window to front aspect, radiator, power points.



FIRST FLOOR LANDING

Window to rear aspect, radiator, loft access (no banded), power points.

MASTER BEDROOM

22'0" x 11'6" (6.73m x 3.52m)

Window to rear aspect, radiator, power points.



MASTER EN-SUITE

Opaque window to side aspect, wooden style flooring, low flush WC, wash hand basin with pedestal, fully tiled enclosed shower, heated towel rail, shaver point.

BEDROOM TWO

13'1" x 12'5" (4.00m x 3.80m)

Window to front aspect, radiator, power points.



BEDROOM THREE

10'5" x 13'4" (3.20m x 4.08m)

Window to rear aspect, airing cupboard with water tank and shelving, TV point, radiator, power points.

BEDROOM FOUR

9'6" x 9'11" (2.90m x 3.03m)

Window to front aspect, radiator, power points.



HOUSE BATHROOM

Opaque window to front aspect, wooden style flooring, spot lights, low flush WC, wash hand basin with pedestal, fully tiled enclosed bath with mixer taps and shower attachment, shaver point.

GARDEN

The front of the property is enclosed by fencing and double gates with a laid to lawn garden and gravelled driveway parking for multiple vehicles. Side access leading to the rear of the property which is partly patio and laid to lawn with plant and shrub borders, outside tap, outside lights.

GARAGE

Up and over door, power and lighting.

COUNCIL TAX BAND F

TENURE

Freehold.

SERVICES

Oil fired central heating, mains water, mains drainage.

