

**19, Hillside Way, West Lutton,
North Yorkshire, YO17 8TE
Guide price £270,000**

Hillside Way is a three bedroom, detached dormer bungalow located in the peaceful village location of West Lutton.

Finished to an extremely high standard throughout, the accommodation briefly comprises; porch, entrance hallway, living room with multi fuel stove, modern open plan dining kitchen and utility area and two double bedrooms with family bathroom to the ground floor. There is the master bedroom with en-suite to the first floor.

Outside there is a detached garage, ample parking & enclosed low maintenance lawned garden.

West Lutton lies in the beautiful rolling countryside of the Wolds approximately 12 miles from Malton and some 10 miles from Driffield. There are good local facilities available in both towns and in Malton there is a railway station with regular connections to the East Coast and the City of York. In the village itself there is a primary school and pub.

EPC Rating C



Energy Efficiency Rating	
Current	Potential
77	86

Environmental Impact (CO ₂) Rating	
Current	Potential

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



PORCH

Front door to leading to entrance hall.

ENTRANCE HALL

5.9m x 2.0m

Stairs to the first floor. Thermostat.

LIVING ROOM

5.5m x 3.9m (into bay)

Bay window to the front aspect. Cast iron multi-fuel stove set in a brick fireplace. Television point.

DINING KITCHEN

7.6m x 3.5m

Window to rear aspect and door to side. Range of shaker style kitchen units incorporating a ceramic sink unit. Four ring ceramic hob with extractor hood. Electric, fan-assisted oven. Breakfast bar. American style fridge freezer. Television point. French doors opening onto the rear garden.

UTILITY AREA

7'10" x 7'6" (2.4m x 2.3m)

Gas central heating boiler. Underfloor heating manifold. Automatic washing machine point.

BEDROOM TWO

4.1m x 3.1m

Window to the front. Television point.

BEDROOM THREE

3.3m x 3.1m

Window to the rear. Television point.

FAMILY BATHROOM

3.0m x 2.2m

White suite comprising: bath with shower over, washbasin and low flush WC. Extractor fan. Recessed spotlights. Part tiled walls.

FIRST FLOOR LANDING

Velux roof light to the rear elevation.

MASTER BEDROOM

5.2m x 4.5m

Two Velux roof lights to the front elevation. Television point. Recessed spotlights. Access to eaves. Radiator.

EN-SUITE BATHROOM

4.5m x 2.4m

White suite comprising: bath, wash basin and low flush WC. Extractor fan. Velux roof light to the front elevation. Radiator.

OUTSIDE

The property occupies a corner position on Hillside Way with the majority of the garden located to the rear of the property, which enjoys a south-easterly aspect and is laid to lawn along with a flagged patio. A gated driveway leads to a gravelled driveway with detached single garage. There are terraced garden areas to the front with borders/seating area. There is the benefit of outside lighting and external power points.

SINGLE GARAGE

4.7m x 3.3m

Concrete floor. Double doors to the front. Brick and pantile construction.

GENERAL INFORMATION

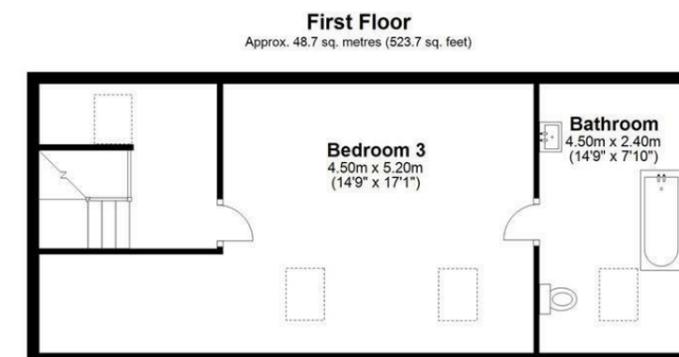
Services: Mains water, LPG gas, electricity and drainage.

EPC RATING

COUNCIL TAX BAND B

GARAGE

16ft length to end of the door by 10ft x 10ft width.



Total area: approx. 150.5 sq. metres (1620.3 sq. feet)

Hillside