

## THE ARBOURS MALTON ROAD, YEDINGHAM



**A detached, four-bedroom family home set within extensive gardens of approaching one third of an acre, together with double garage and ample parking.**

Porch, entrance hall, cloakroom, sitting room, dining kitchen, conservatory, utility room, office, first floor landing, master bedroom with en-suite shower room, three further bedrooms & house bathroom.

Upvc double-glazing. Gas central heating.

Attached double garage, extensive block paved parking & large, well-established gardens.

No onward chain.

### GUIDE PRICE £325,000

The Arbours is a detached, four-bedroom family home set in extensive gardens of approaching one third of an acre. Positioned on the edge of Yedingham village, the property benefits from ample space to park and an attached double garage.

The accommodation, which benefits from upvc double glazing and mains gas central heating, amounts to approximately 1,500ft<sup>2</sup> and is laid out over two floors. In brief, it comprises porch, entrance hall, guest cloakroom, sitting room with log burner, dining kitchen, conservatory, utility room and office. To the first floor there are four bedrooms and a house bathroom. The main bedroom has a small en-suite shower room. Given the space surrounding the house there is clear scope to extend, if required, subject to securing all necessary consents.

Yedingham is a well-situated village offering quick and easy access to both the A64 and A170, it benefits from a traditional village pub, church, and village hall. Additional facilities can be found in the nearby villages of Rillington and Thornton le Dale. A full range of amenities are available within the market towns of Pickering and Malton (8 and 10 miles respectively).

## **ACCOMMODATION**

Upvc front door leading into:

### **FRONT PORCH**

2.5m x 1.0m (8'2" x 3'3")

Part glazed inner door to the entrance hall. Exposed brickwork. Casement windows to the front and side.

### **ENTRANCE HALL**

Staircase to the first floor Understairs cupboard. Coving. Mains wired smoke alarm. Radiator.



### **GUEST CLOAKROOM**

1.7m x 0.9m (5'7" x 2'11")

White low flush WC and wash basin. Casement window to the rear.

### **SITTING ROOM**

5.5m x 4.1m (18'1" x 13'5")

Cast iron wood burning stove set on a stone hearth. Coving. Exposed brickwork to part. Television point. Bow window to the front and casement window onto the Conservatory. Two radiators. Open through to the Dining Kitchen.



### DINING KITCHEN

6.3m x 3.2m (20'8" x 10'6")

Range of kitchen cabinets incorporating a single drainer sink unit and gas cooker. Coving. Exposed brickwork to part. Telephone point. Two casement windows to the rear. Sliding patio doors into the Conservatory. Radiator.



### CONSERVATORY

7.8m x 2.4m (25'7" x 7'10")

Tiled floor. Casement windows to three sides and sliding patio doors onto the garden.



### UTILITY ROOM

2.7m x 2.2m (8'10" x 7'3")

Stainless steel single drainer sink unit. Automatic washing machine point. Gas fired central heating boiler. Tiled floor. Casement window to the rear and door to the Rear Porch.

### REAR PORCH

3.9m x 1.4m (12'10" x 4'7")

Door to rear garden.

### OFFICE

2.7m x 2.2m (8'10" x 7'3")

Casement window to the front. Radiator.



### FIRST FLOOR

#### LANDING

Casement window to the side. Loft hatch. Storage cupboard.

#### BEDROOM ONE

3.6m x 3.6m (11'10" x 11'10")

Casement windows to the front and side. Radiator.



#### EN SUITE SHOWER ROOM

1.5m x 0.9m (4'11" x 2'11")

Shower cubicle, and corner wash basin. Casement window to the side.

#### BEDROOM TWO

3.6m x 2.7m (11'10" x 8'10")

Fitted wardrobe. Casement window to the front. Radiator.



#### BEDROOM THREE

2.7m x 2.4m (8'10" x 7'10")

Fitted wardrobe. Casement windows to the side and rear. Radiator.



#### BEDROOM FOUR

2.7m x 2.4m (8'10" x 7'10")

Fitted wardrobe. Casement window to the rear. Radiator.

#### HOUSE BATHROOM

2.7m x 1.8m (8'10" x 5'11")

Matching white suite comprising bath with shower over, wash basin in vanity unit and low flush WC. Fully tiled walls and floor. Extractor fan. Casement window to the rear. Wall mounted electric fan heater. Heated towel rail.



#### OUTSIDE

The Arbours is set within generous plot of approximately 0.3 acres and is approached via a block paved carriage driveway, with ample room to park and leads to an attached double garage. Much of the garden is laid to lawn, along with patio areas, mature shrub borders, a wide variety of spring bulbs and trees providing a good level of privacy.

#### DOUBLE GARAGE

6.1m x 5.9m (20'0" x 19'4")

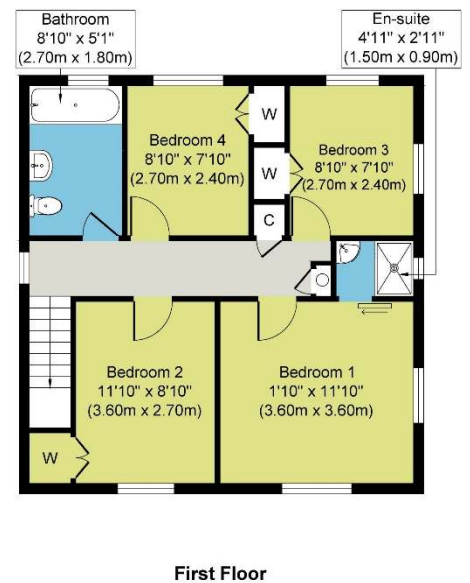
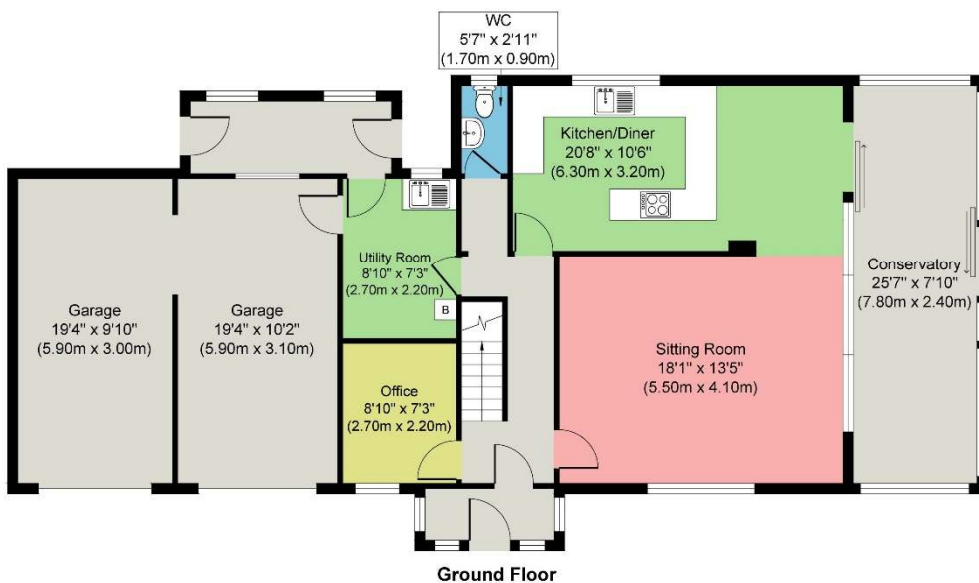
Twin up and over doors to the front. Electric power and light. Concrete floor.



#### GENERAL INFORMATION

Services: Mains water, electricity and gas.  
Septic tank drainage. Gas central heating.  
Council Tax: Band: F (Ryedale District Council).  
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.  
Post Code: YO17 8SN.  
EPC Rating: E47.  
Viewing: Strictly by prior appointment through the Agent's office in Malton.





All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

