

West Field, East Lutton, Malton, North Yorkshire, YO17 8TG Offers in excess of £550,000

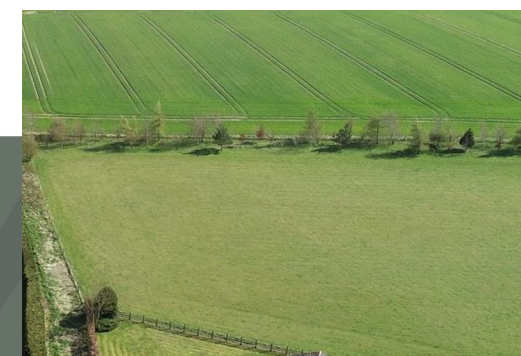
West Field in East Lutton is a spacious three bedroom detached bungalow occupying a generous plot being offered for sale with the adjoining 5 acre paddock. Located on the edge of the village the plot has uninterrupted views. The setting embraces the peace and quiet of the countryside, set in an established village in the picturesque Yorkshire Wolds.

This property briefly comprises; entrance hallway, kitchen/dining room with utility room, guest cloakroom, conservatory, sitting room with sliding doors leading onto the patio and additional dining room, master bedroom with en-suite, along with a further two bedrooms and the shower room.

Outside there are beautiful gardens with far reaching views of the countryside, a garage, greenhouse and parking for multiple vehicles.

East Lutton lies in the beautiful rolling countryside of the Wolds approximately 12 miles from Malton and 10 miles from Drifffield. There is a regular bus service into Malton. 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 in West Lutton.

EPC Rating E



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
48	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	56
(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	
51	
England & Wales EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916 600 | 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

ENTRANCE HALLWAY

Door to front, two internal doors, storage cupboard, power points.

KITCHEN/DINING ROOM

14'11" x 12'9" (4.55m x 3.91m)
Windows to front and rear aspects, a range of wall and base units with roll top work surfaces, tiled splashbacks, sink and drainer unit, integrated electric oven and hob, extractor hood and fan, space for undercounter fridge OR freezer and dishwasher, radiator, power points.

UTILITY ROOM

Window to side aspect, a range of wall and base units with roll top work surfaces, wall hung shelving, plumbed for washing machine, power points.

CONSERVATORY

15'4" x 6'2" (4.69m x 1.88m)
Windows to both sides, brick built walls, beams to ceiling, power points, door leading into garden.

GUEST CLOAKROOM

Window to side aspect, low flush WC, wash hand basin with pedestal.

LOUNGE

19'5" x 15'10" (5.92m x 4.83m)
Windows to side and rear aspect, wall light, wall hung shelving, electric fire with granite surround, TV point, radiator, power points.

DINING ROOM

19'5" x 9'3" (5.92m x 2.82m)
Window to rear aspect, wall hung shelving radiator, power points.

MASTER BEDROOM

14'2" x 14'2" (4.34m x 4.34m)
Window to rear aspect, fitted wardrobes, radiator, power points.

MASTER EN-SUITE

Window to rear aspect, fully tiled walls, low flush WC, wash hand basin with pedestal, panel enclosed bath with shower attachment, radiator.

BEDROOM TWO

11'8" x 10'9" (3.58m x 3.30m)
Windows to side and rear aspect, fitted wardrobes, radiator, power points.

BEDROOM THREE

11'8" x 8'0" (3.58m x 2.46m)
Window to front aspect, radiator, power points.

SHOWER ROOM

Opaque window to rear aspect, low flush WC, wash hand basin with pedestal, enclosed shower with electric shower.

GARAGE

19'7" x 10'9" (5.97m x 3.28m)
Up and over door, power and lighting.

GARDEN

Large garden, mainly laid to lawn with hedged borders. This property offers an adjoining 5 acre paddock.

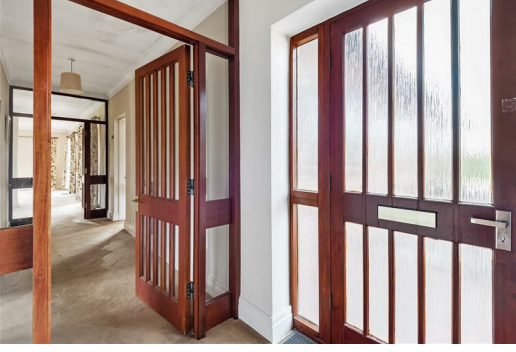
COUNCIL TAX BAND D

TENURE

Freehold.

SERVICES

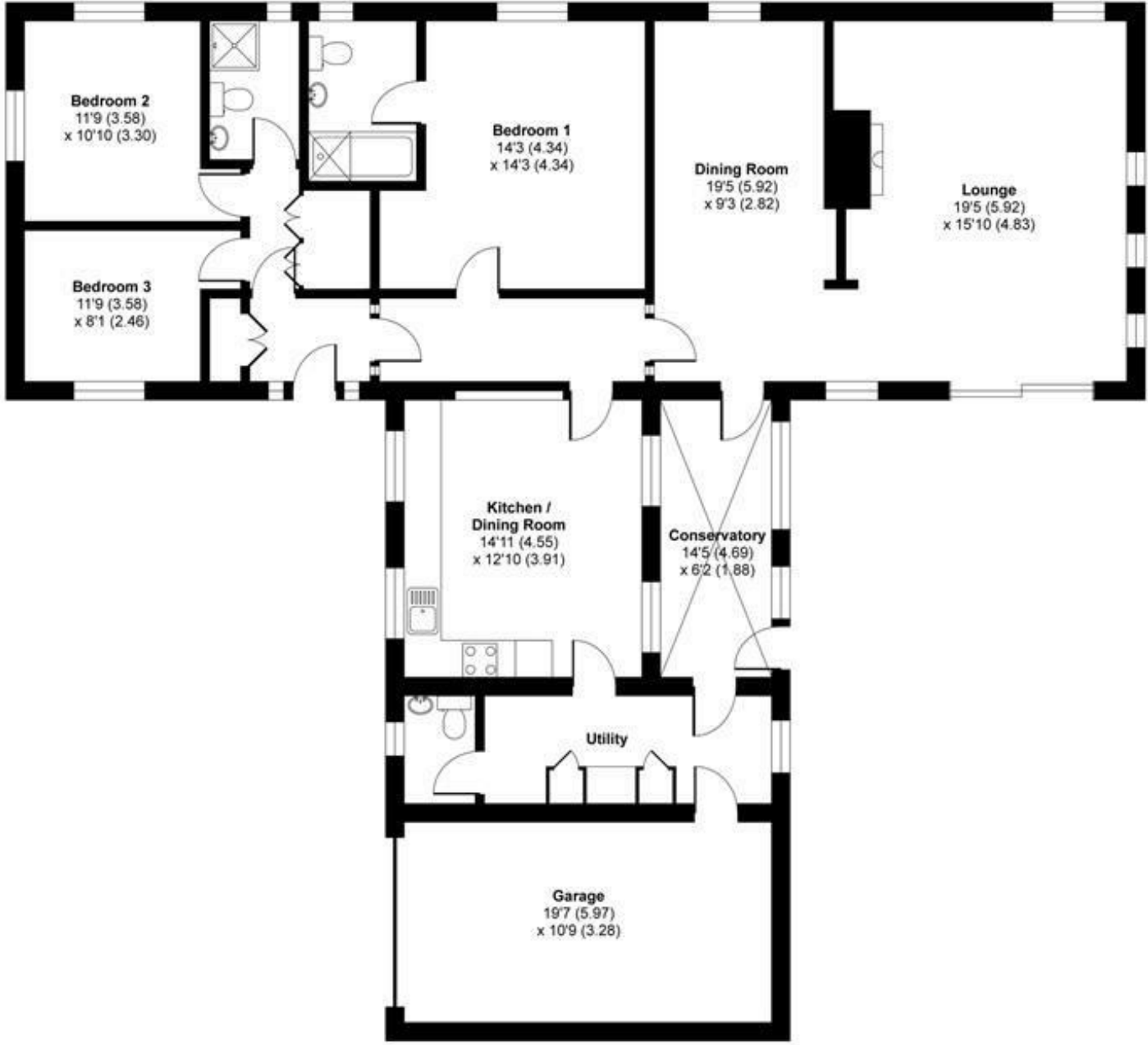
Oil fired heating, mains water, Klargester septic tank with soakaway.



Westfield House, West Field, East Lutton, Malton, YO17

Approximate Area = 1847 sq ft / 171.5 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2021. Produced for Willowgreen Estate Agents. REF: 741268

