

HOLLY COTTAGE EAST LUTTON



A beautifully presented & deceptively spacious semi-detached cottage with ample parking & attractively landscaped gardens in a popular Wolds village.

Living room with dining area, inner lobby, guest cloakroom, kitchen,
master bedroom with en-suite shower room,
two further double bedrooms & house bathroom.

Upvc double-glazing. Oil-fired central heating.

Driveway parking & attractive, well-stocked gardens with views over open fields.

No onward chain.

GUIDE PRICE £274,250

Holly Cottage is an especially well-presented semi-detached cottage, offering immaculately appointed and generously proportioned accommodation over three floors, amounting to over 1,050ft². The cottage was extended and completely renovated around 16 years ago and exudes a warm and inviting atmosphere.

The property is offered with no onward chain, and the accommodation comprises: living room with open fire and dining area, inner lobby, guest cloakroom and a kitchen with comprehensive range of integrated appliances. On the first floor is a master bedroom with en-suite shower room, bedroom two and house bathroom, whilst on the second floor is a third double bedroom.

Externally there is space to park up to three cars on the driveway and there are most attractively landscaped gardens, which back onto open fields at the rear, across which there are lovely views.

East Lutton is one of the villages along the Great Wold Valley that runs between the villages of Duggleby and Foxholes. The villages of the valley often join together for community events and celebrations. The market town of Malton is located approximately 13 miles to the west and provides a good range of local facilities, as does Driffield, approximately 10 miles south-east. Primary schooling is available in the neighbouring village of West Lutton. There is also a daily bus service to Malton.

ACCOMMODATION

LIVING & DINING ROOM

5.9m x 3.9m (max) (19'4" x 12'10")

Open fire with cast iron insert, carved wood surround and tiled hearth. Coving. Understairs cupboard, providing storage space and housing the oil-fired central heating boiler. Telephone and television points. Alarm control pad. Thermostat. Casement window to the front. Two radiators.



INNER LOBBY

Staircase to the first floor. Coving. Casement window to the side.

GUEST CLOAKROOM

1.4m x 1.0m (4'7" x 3'3")

White low flush WC and wash basin. Coving. Extractor fan. Radiator.

KITCHEN

3.4m x 3.2m (min) (11'2" x 10'6")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit, four ring induction hob with extractor hood over, electric oven, dishwasher, and fridge freezer. Automatic washing machine point. Casement windows to the side and rear. Door to the side. Radiator.



FIRST FLOOR

LANDING

Staircase to the second floor. Coving. Thermostat. Casement window to the side. Radiator.

BEDROOM ONE

3.9m x 3.5m (12'10" x 11'6")

Coving. Television and telephone points. Two casement windows to the front. Radiator.



EN-SUITE SHOWER ROOM

1.9m x 1.2m (6'3" x 3'11")

White suite comprising corner shower cubicle, wash basin and low flush WC. Extractor fan. Half-tiled walls. Wall light/shaver point. Radiator.

BEDROOM TWO

3.4m x 3.2m (11'2" x 10'6")

Coving. Television point. Loft hatch. Casement window to the rear. Radiator.



HOUSE BATHROOM

2.0m x 1.9m (6'7" x 6'3")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Half-tiled walls. Wall light/shaver point. Light tube. Radiator.

SECOND FLOOR

LANDING

Door to:

BEDROOM THREE

3.9m x 3.2m (max) (12'10" x 10'6")

Television point. Access to eaves storage. Velux roof light to the front elevation and casement window to the side. Radiator.



OUTSIDE

To the rear of the cottage is a long garden, backing onto open fields. It has been attractively landscaped, featuring a good amount of lawn alongside shrub borders. There are two generously sized paved patio areas, one around midway and another at the far end, where there is also a timber summer house (2.4m x 1.7m). To the front there is a further area of lawn, cottage style borders and a tarmac driveway offers space to park three cars.



GENERAL INFORMATION

Services: Mains water and electricity. Private drainage to a bio-digester (installed August 2019).
Oil-fired central heating.

Council Tax: Band: C (North Yorkshire Council, Malton)

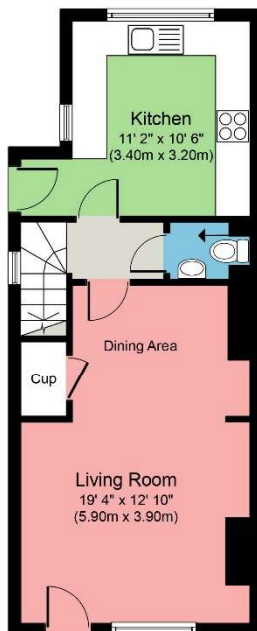
Tenure: We understand that the property is Freehold, and that vacant possession will be given on completion.

EPC Rating: Current: D61. Potential: C75.

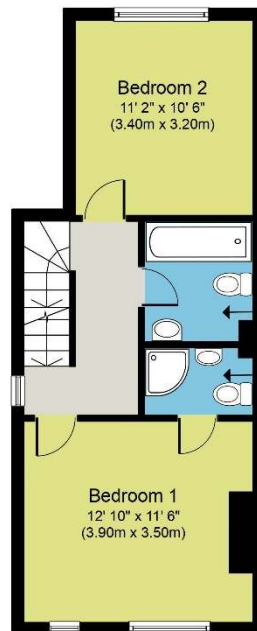
Post Code: YO17 8TG.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

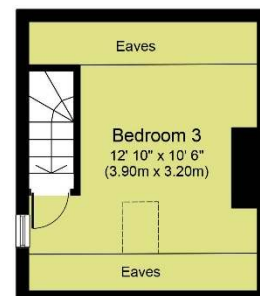
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer 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.



Ground Floor
Approximate Floor Area
431 sq. ft.
(40.0 sq. m.)



First Floor
Approximate Floor Area
420 sq. ft.
(39.0 sq. m.)



Second Floor
Approximate Floor Area
205 sq. ft.
(19.0 sq. m.)