

1 ASH COURT FOXHOLES



A much improved, semi-detached family home offering spacious & well-appointed accommodation with four double bedrooms, pretty gardens, off-street parking & single garage.

Entrance hall, guest cloakroom, sitting room, dining room, breakfast kitchen, utility room, first floor landing, master bedroom with en-suite shower room, three further bedrooms & house bathroom.

Oil-fired central heating & uPvc sash windows.

Pretty gardens to the front & rear, off-street parking & single garage with electric roller shutter door.

Viewing is strongly recommended.

GUIDE PRICE £285,000

Built around 23 years ago, this semi-detached house has been significantly improved and upgraded over the years, the result is a highly appealing and deceptively spacious four-bedroom family home with pretty gardens, single garage, and off-street parking.

The well-appointed accommodation extends to almost 1,400sq.ft, and is tastefully decorated throughout, the house benefits from uPvc double-glazed sash windows and oil-fired central heating, and both the kitchen and utility room feature joiner-built cabinetry with solid oak work surfaces. In brief it comprises entrance hall, guest cloakroom, 22ft sitting room, dining room opening onto a breakfast kitchen with rangemaster cooker, and an adjoining utility room. Upstairs is a master bedroom with en-suite shower room, three further double bedrooms and a house bathroom.

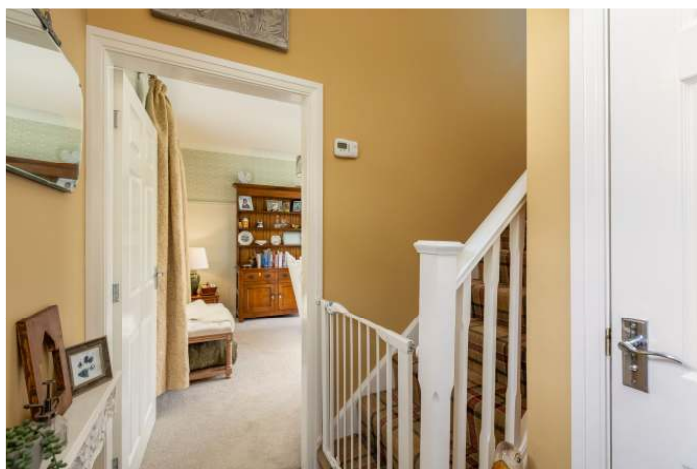
Externally there are pretty gardens to the front and rear, with lawn, shrub borders, fruit trees, a patio area, and pergola. A handgate from the back garden leads to a single garage with electric roller shutter door, and two further parking spaces.

Foxholes is a delightful village set within the beautiful countryside of the Yorkshire Wolds and yet with easy access to excellent amenities in the nearby towns of Scarborough (13 miles), Driffield (10 miles) and Malton (18 miles). Ash Court is an attractive, small scale development fronting onto the main village street.

ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Coving. Radiator.



GUEST CLOAKROOM

1.5m x 1.0m (4'11" x 3'3")

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

SITTING ROOM

6.9m x 3.6m (22'8" x 11'10")

Feature fireplace with painted timber surround, tiled insert and hearth. Panelling to one wall. Coving. Two ceiling roses. Television point. Sash window to the front. French doors opening onto the rear garden, flanked by two casement windows. Two radiators.



DINING ROOM

3.6m x 2.8m (11'10" x 9'2")

Coving. Sash window to the front. Radiator.



BREAKFAST KITCHEN

3.8m x 3.5m (12'6" x 11'6")

Range of joiner-built kitchen cabinets with solid oak work surfaces, incorporating a Belfast sink. Rangemaster range cooker with two ovens, grill, warming drawer, and five induction rings and extractor hood overhead. Housing for a fridge freezer. Sash window to the rear. Radiator.



UTILITY ROOM

3.9m x 2.1m (12'10" x 6'11")

Range of joiner-built kitchen cabinets with solid oak work surfaces, incorporating a Belfast sink. Automatic washing machine point. Integrated dishwasher. Understairs cupboard. Grant oil-fired central heating boiler. Stable door to the rear. Radiator.



FIRST FLOOR

LANDING

Loft hatch with pull-down ladder; the loft is part-boarded and has electric light. Coving. Radiator.

BEDROOM ONE

3.9m x 3.6m (12'10" x 11'10")

Coving. Sash window to the front. Radiator.



EN-SUITE SHOWER ROOM

2.8m x 1.0m (9'2" x 3'3")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Half-tiled walls. Extractor fan. Casement window to the front. Radiator.

BEDROOM TWO

3.6m x 3.2m (11;10" x 10'6")

Fitted wardrobe. Coving. Sash window to the front. Radiator.



HOUSE BATHROOM

3.1m x 1.8m (10'2" x 5'11")

White suite comprising bath, corner shower cubicle, wash basin and low flush WC. Extractor fan. Coving. Sash window to the rear. Heated towel rail.



BEDROOM THREE

3.5m x 2.9m (11'6" x 9'6")

Coving. Sash window to the rear. Radiator.



BEDROOM FOUR

3.6m x 2.6m (11'10" x 8'6")

Coving. Sash window to the rear. Radiator.



OUTSIDE

To the front of the house is an open-plan garden area with lawn, shrubs, and a rowan tree. Most of the garden lies to the rear and is securely fenced, featuring lawn, a flagged patio area, pergola, shrub borders, pear and plum trees, and a timber garden shed. A handgate leads to the garage.





SINGLE GARAGE

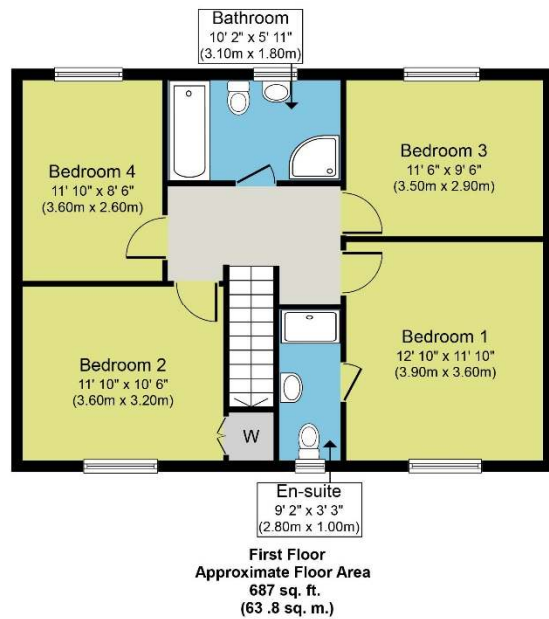
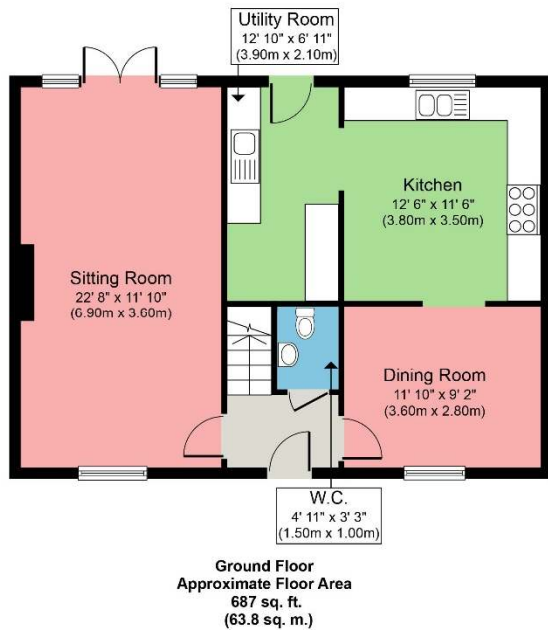
5.8m x 2.8m (19'10" x 9'2")

Electric roller shutter door. Electric light and power.



GENERAL INFORMATION

- Services: Mains water, electricity, and drainage.
Oil-fired central heating.
- Council Tax: Band: D (North Yorkshire Council).
- Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.
- Post Code: YO25 3QR.
- EPC Rating: Current: D65. Potential: A92.
- 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.

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