

8 QUARRY HILL APPLETON LE STREET



An extended & much improved three-bedroom family home, offering deceptively spacious accommodation with extensive gardens of almost 0.2 acres, in a conveniently located village.

Porch, entrance hall, sitting room, garden room with dining area,
utility / store room, kitchen, with pantry,
first floor landing, three bedrooms (two doubles, one single) & a house bathroom.
LPG central heating & uPvc double-glazing.

Driveway parking, single garage & extensive, south-facing gardens.
Popular village, just 3 miles west of Malton.

OFFERS OVER £250,000

This three-bedroom, end terrace family home offers tastefully appointed and substantially extended accommodation of over 1,050sq.ft, all set within a huge corner plot. The property benefits from uPvc double-glazing, LPG central heating, and within the last few years, it has been updated and improved, to include a bespoke kitchen by Hovingham Interiors and a 22ft extension with bi-fold doors, added at the rear.

The house is tucked into a corner plot, and as such its gardens are significantly larger than one would expect, which feature a wide array of established shrubs and enjoy a south-facing aspect. To the front, there is ample room to park, and a detached single garage.

Appleton le Street is a conveniently located village located some 3 miles west of Malton and 5 miles east of Hovingham, on the edge of the Howardian Hills AONB. The nearby market town of Malton offers a wide range of amenities and in recent years has gained a reputation as 'Yorkshire's Food Capital', with its regular farmers markets, high profile food festivals and independent retailers. The railway station offers regular services to the mainline station of York, from where London can be reached in less than two hours. Quarry Hill is a quiet cul de sac, located at the eastern edge of the village.

ACCOMMODATION

PORCH

2.1m x 0.9m (6'11" x 2'11")
Inner door to the hall.

ENTRANCE HALL

2.7m x 1.8m (8'10" x 5'11")
Staircase to the first floor. Radiator.

SITTING ROOM

5.5m x 3.3m (max) (18'1" x 10'10")
Living flame gas fire with timber surround, quartz insert and hearth. Coving. Television point. Radiator.



GARDEN ROOM & DINING AREA

6.7m x 3.1m (22'0" x 10'2")

Casement windows to the side and rear. Large skylight and bi-fold doors to the rear garden.



KITCHEN & PANTRY

4.1m x 2.3m (max) (13'5" x 7'7")

Range of joiner-built kitchen cabinets by Hovingham Interiors, with solid oak work surfaces incorporating a ceramic sink unit. Electric cooker. Dishwasher point. Automatic washing machine point. Pantry cupboard with fitted shelving. Casement window to the front.



STORE ROOM / UTILITY
3.3m x 1.4m (10'10" x 4'7")

FIRST FLOOR

LANDING
Casement window to the front.

BEDROOM ONE
3.9m x 3.3m (max) (12'10" x 9'2")
Fitted wardrobe. Casement window to the rear, with countryside views. Radiator.



BEDROOM TWO
3.0m x 2.8m (min) (9'10" x 9'2")
Casement window to the rear, with countryside views. Radiator.



BEDROOM THREE
2.4m x 2.1m (max) (7'10" x 6'11")
Fitted cupboard. Casement window to the front. Radiator.



BATHROOM & WC
2.0m x 1.7m (6'7" x 5'7")
White suite comprising bath with shower over, wash basin and low flush WC. Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the front. Heated towel rail.



OUTSIDE

To the front of the house there is ample space to park, and the driveway leads to a single garage. The gardens are one of the property's distinct features, being much larger than one might expect. These wrap around two sides of the house and enjoy considerable privacy and a south-facing aspect. They extend all the way to the top of the bank, although the current owners have added a temporary boundary below that point, to contain their pets. This wire fencing will be removed on completion. Much of the garden is laid to lawn, interspersed with numerous established shrubs and trees. The total plot size amounts to approximately 0.18 acres.

SINGLE GARAGE
Up and over door to the front. Electric light and power.



GENERAL INFORMATION

Services: Mains water, electricity and drainage.
LPG gas supply. LPG central heating.

Council Tax: Band: B (North Yorkshire Council).

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

EPC Rating: Current: E45. Potential: D65.

Note: We are informed that there is planning permission in place for a cloakroom extension to the front of the house. We also understand that drainage is in situ to the rear, in the event a future owner wishes to relocate the kitchen into the garden room extension.

Post Code: YO17 6PQ.

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.