

MEADOWSIDE ROPERY LANE, WEAVERTHORPE



A comprehensively renovated, three bedroom detached bungalow set within extensive grounds of almost half an acre within a popular Yorkshire Wolds village.

Porch, entrance hall, sitting room, garden room, kitchen/dining room, utility room, master bedroom, en-suite shower room, two further double bedrooms & house bathroom.

Oil-fired central heating & uPvc double-glazing.

Large gardens, carriage driveway with ample parking & single garage.

Viewing recommended. No onward chain.

OFFERS OVER £470,000

Set in almost half an acre, Meadowside consists of a spacious detached bungalow offering nearly 1,500sq.ft of well-planned accommodation. Within the last couple of years, the property has been comprehensively renovated and extended, creating a stylish and well-appointed home. Notable works include a garden room extension, replacement windows throughout, new central heating system with heritage style radiators, electrical re-wire, new doors, new kitchen and bathroom fittings and complete redecoration and recarpeting.

The accommodation briefly comprises open-fronted porch, entrance hall, 23ft sitting room with open fire, garden room with bi-fold doors, a 23ft kitchen/dining room, utility room, master bedroom with en-suite shower room, two further double bedrooms and a house bathroom.

Meadowside enjoys a private location and is set back from Ropery Lane, behind a carriage driveway offering ample room to park and leading to a detached garage on one side. The overall plot size is approximately 0.47 acres, with gardens on all sides which are principally laid to lawn and interspersed with a variety of trees and mature shrubs.

Weaverthorpe 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. Primary schooling is available in the nearby village of West Lutton, and there is also a daily bus service to Malton.

ACCOMMODATION

OPEN FRONTED PORCH

Oak front door opening into:

ENTRANCE HALL

5.9m x 3.2m (max) (19'4" x 10'6")

Fitted cloaks cupboard. Recessed spotlights. Two casement windows to the front. Radiator.



SITTING ROOM

7.0m x 4.3m (23'0" x 14'1")

Open fire within an exposed brick chimney breast. Television point. Recessed spotlights. Casement window to the front and two arched casement windows to the side. Two radiators.



GARDEN ROOM

3.5m x 3.1m (max) (11'6" x 10'2")

Recessed spotlights. Casement window to the rear and bi-fold doors opening onto the garden. Radiator.



DINING KITCHEN

7.0m x 3.1m (23'0" x 10'2")

Range of kitchen cabinets with solid oak worktops, incorporating twin Belfast sinks and an electric range cooker. Breakfast bar. Tiled floor. Recessed spotlights. Casement windows to the front and one to either side with electric blinds. Radiator.



UTILITY ROOM

3.6m x 2.0m (11'10" x 6'7")

Range of kitchen cabinets. Automatic washing machine point. Dishwasher point and space for two further kitchen appliances. Loft hatch with pull-down ladder to part boarded storage space. Tiled floor. Casement window and door to the side.



BEDROOM ONE

4.8m x 2.5m (15'9" x 8'2")

Recessed spotlights. Casement window to the rear. Radiator.





BEDROOM THREE

3.3m x 2.8m (10'10" x 9'2")

Recessed spotlights. Casement window to the side. Radiator.



EN-SUITE SHOWER ROOM

3.7m x 1.4m (12'2" x 4'7")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Fully tiled walls and floor. Recessed spotlights. Casement window to the side. Towel rail. Radiator.



HOUSE BATHROOM

3.1m x 2.7m (10'2" x 8'10")

White suite comprising free-standing roll top bath, wash basin and low flush WC. Fully tiled walls and floor. Recessed spotlights. Casement window to the rear. Integrated mirror and towel rail. Radiator.



BEDROOM TWO

4.3m x 3.1m (14'1" x 10'2")

Recessed spotlights. Television point. Casement window to the rear. Radiator.



OUTSIDE

Meadowside is set nicely back from Ropery Lane behind a carriage driveway, which allows for ample space to park six cars, and leads to a detached single garage. There are gardens on all sides, which are predominantly laid to lawn, along with a number of mature trees and shrubs.

GARAGE

7.0m x 3.4m (23'0" x 11'2")

Electric roller shutter door. Personnel door to the side. Casement window. Electric light and power. Concrete floor.



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: YO17 8EY.

EPC Rating: Current: E54. Potential: B87.

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





Ground Floor
Approximate Floor Area
1,489 sq. ft
(138.36 sq. m)

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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