

THORNFIELD POTTER BROMPTON



A spacious detached bungalow providing versatile accommodation situated in a quiet rural village with open aspect to the rear.

Entrance hall, living room, dining area, conservatory, kitchen, bedroom one, bedroom two, en-suite wet room, bedroom three / dining room & family bathroom.

Oil fired central heating & Upvc double glazing.

Ample parking & attractive gardens to the front & rear.

Convenient village location with easy access to Malton & Scarborough & within commuting distance to York.

GUIDE PRICE £265,000

Thornfield is a spacious detached bungalow which is thought to date from the early 1980s. The property provides versatile accommodation with three double bedrooms, the third of which can also serve as a separate dining room.

The property backs onto a grass paddock, across which it enjoys a very pleasant outlook. The bungalow benefits from oil fired central heating, Upvc double glazing and briefly comprises: entrance hall, living room, dining area, conservatory, kitchen, three double bedrooms (one with en-suite wet room) and a family bathroom.

The property is approached via a carriage driveway, providing ample space to park and there are several well stocked shrub borders. Behind the bungalow is a west facing enclosed garden which is mainly laid to lawn and overlooks an adjoining grass paddock.

Located off the A64 at the foot of the Yorkshire Wolds with the Wolds Way nearby, Potter Brompton is a quiet rural hamlet within the parish of Ganton. It is within easy reach of the coastal resorts of Scarborough and Filey, 13 miles from Malton and 30 miles from York. Within Potter Brompton there is a farm bakery and shop, whilst at Ganton, only ½ a mile away there is a church, pub and nationally renowned golf course.



ACCOMMODATION

ENTRANCE HALL

Coving. Dado rail. Telephone point. Loft hatch. Airing cupboard housing the hot water cylinder with electric immersion heater. Radiator.

LIVING ROOM

4.0m x 3.7m (13'1" X 12'2")

Stone fireplace with slate hearth. Coving. Television point. Casement windows to the front and side. Radiator.



DINING AREA

3.0m x 2.4m (9'10" x 7'10")

Coving. Wall light point. Casement window to the side and sliding patio doors to the Conservatory. Radiator.



CONSERVATORY

3.0m x 2.5m (9'10" x 8'2")

Tiled floor. French doors onto the rear garden. Two radiators.



KITCHEN

3.8m x 3.0m (12'6" x 9'10")

Range of floor and wall units incorporating a stainless steel, sink unit. Four ring hob with extractor hood above and electric. Automatic washing machine point. Television point. Casement window to the rear and door to the side. Radiator.



BEDROOM ONE

4.0m x 3.0m (13'1" x 9'10")

Casement window to the rear. Radiator. Door connecting with the family bathroom.



BEDROOM TWO

3.3m x 3.0m (10'10" x 9'10")

Casement window to the front. Coving. Radiator.



EN-SUITE WET ROOM

3.0m x 0.9m (9'10" x 2'11")

Low flush WC, wash hand basin and shower. Fully tiled walls and floor. Casement window to the front. Radiator.

BEDROOM THREE / DINING ROOM

3.9m x 2.7m (min) (12'10" x 8'10")

Casement window to the side. Cupboard housing the oil fired central heating boiler. Radiator.



FAMILY BATHROOM

2.2m x 2.0m (min) (7'3" x 6'7")

White suite comprising: bath, pedestal basin and low flush WC. Fully tiled walls and floor. Casement window to the rear. Radiator.

OUTSIDE

To the front of the property is a tarmac carriage driveway with ample space to park and several, well-stocked shrub borders. Behind the bungalow is a delightful west facing garden which is mainly laid to lawn, along with a flagged patio area, timber garden shed and a variety of specimen trees. The back garden adjoins a grass paddock across which there are good views.



GENERAL INFORMATION

Services: Mains water and electricity. Private drainage.
Oil fired central heating.

Council Tax: Band: D (Ryedale District Council).

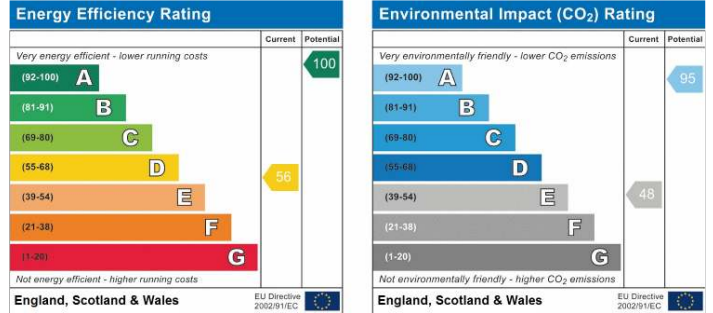
Tenure: Freehold with vacant possession upon completion.

Post Code: YO12 4PE

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

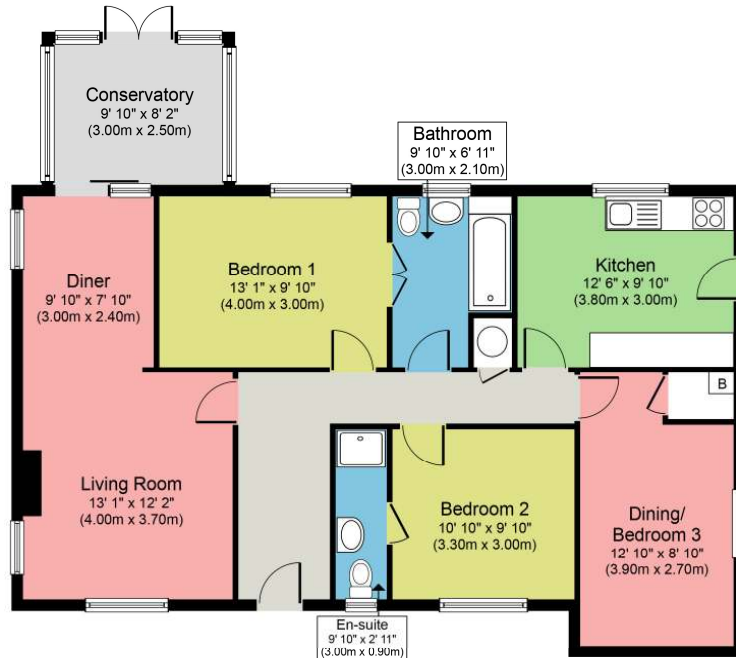


EPC



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. 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
1,066 sq. ft.
(99.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2017 | www.houseviz.com