

## NEW HOMES, MAIN STREET EBBERSTON BETWEEN PICKERING & SCARBOROUGH



**Nearing completion: A pair of substantial stone built houses with gardens, parking & double garages, located in a sought after village.**

The accommodation in each property will comprise: entrance hall, cloakroom, sitting room, study, dining room, breakfast kitchen, utility room, galleried landing, master bedroom with en-suite shower room, three further bedrooms and house bathroom.

Gas central heating & double glazing.

Double garages with office/playroom above, parking, landscaped gardens.

**Guide Price £415,000 (only one remaining)**

Currently under construction by W&W Estates Ltd: an attractive pair of stone built houses located in a sought after and convenient village location. The properties will be finished to a high standard with quality kitchen and bathroom fittings, double glazed windows in timber casements and gas fired central heating which will be underfloor downstairs. Built in natural stone under a clay pantile roof, both houses will face onto the main street in this scenic village, with vehicle access from Back Lane.

Externally, each house will have its own parking area and a double garage with useful room above suitable as either a home office or play room. Gardens will be turfed and also feature stone flagged patio areas.

Ebberston is a pretty village lying to the south of the A170 Scarborough to Thirsk trunk road and with easy access to the A64 and Malton where there is a railway station and connections to the mainline network. The village is located some seven miles east of Pickering and eleven miles west of Scarborough. Within Ebberston there is a reputable public house, parish church, cricket ground and recreation area.

### **ACCOMMODATION IN EACH HOUSE WILL BE AS FOLLOWS:**

#### **ENTRANCE HALL**

Return staircase to the first floor. Window to the side and further window to half landing.

#### **CLOAKROOM**

Low flush WC and wash hand basin.

#### **SITTING ROOM**

5.1m (16'9") x 4.6m (15'1")

Open fire with surround and hearth. Window to either side, two to the rear and French doors opening out onto the rear garden.

#### **STUDY**

2.5m (8'2") x 2.1m (6'11")

Window to the side.

#### **BREAKFAST KITCHEN**

4.5m (14'9") x 3.8m (12'6")

Fully fitted kitchen with integrated dishwasher, fridge freezer, double oven, wide hob and granite worktops. Windows to the front and side. Door to the front.

#### **DINING ROOM**

3.8m (12'6") x 3.3m (10'10")

Window to the front. Double doors to the breakfast kitchen.

#### **UTILITY ROOM**

2.5m (8'2") x 2.1m (6'11")

Door to the side. Central heating boiler, pressurised water cylinder, plumbing for automatic washing machine and tumble dryer. Range of units and worktops incorporating sink unit.

### **FIRST FLOOR**

#### **GALLERIED LANDING**

Spacious landing with two velux roof lights. Airing cupboard.

#### **BEDROOM ONE**

5.05m (16'7") x 4.88m (16'0") (max)

Windows to the side and rear.

#### **EN-SUITE SHOWER ROOM**

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

High specification three piece suite comprising: double shower cuicle, wash basin and low flush WC. Stone effect tiling. Extractor fan. Window to the side.

#### **BEDROOM TWO**

4.2m (13'9") x 3.8m (12'6")

Windows to the front.

#### **BEDROOM THREE**

3.8m (12'6") x 3.6m (11'10")

Window to the front.

#### **BEDROOM FOUR**

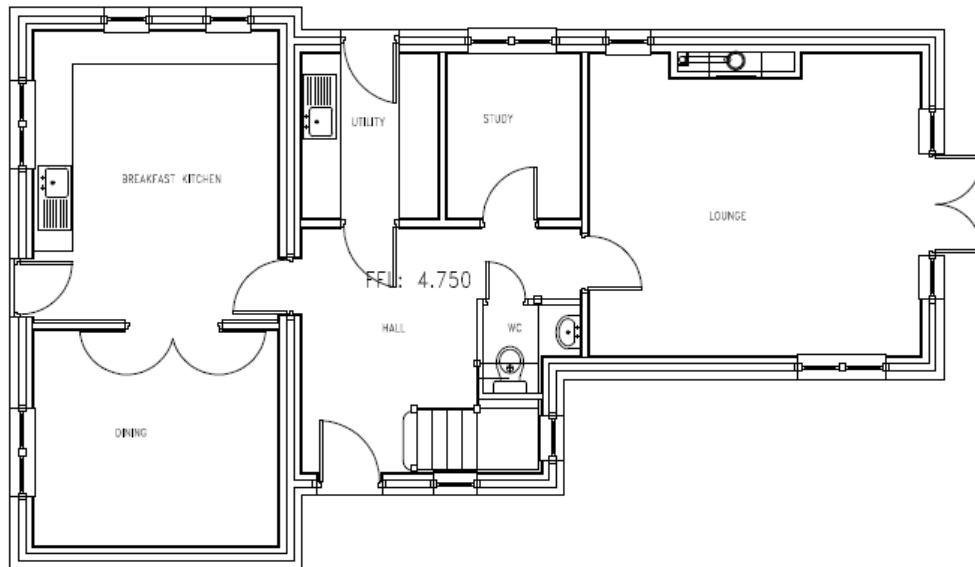
3.0m (9'10") x 2.7m (8'10")

Velux roof light.

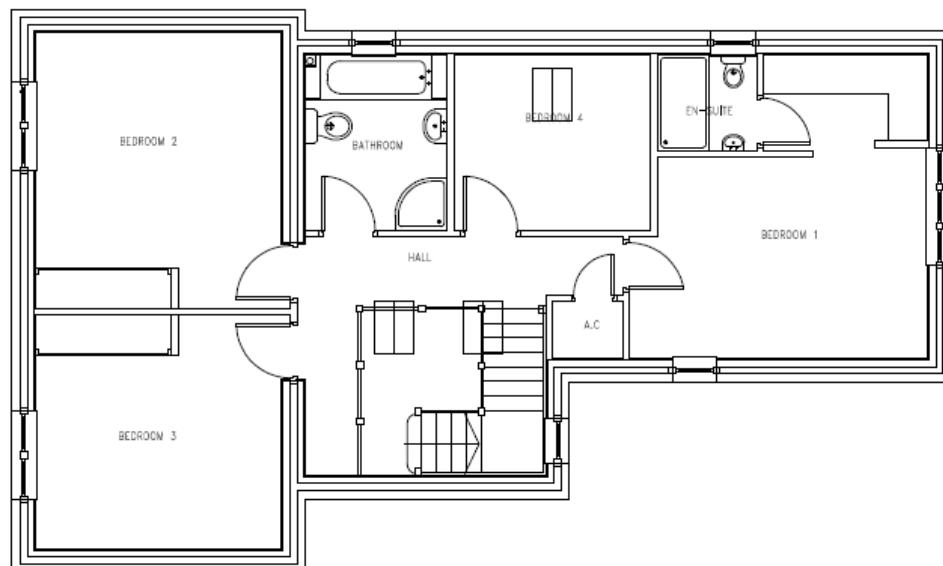
#### **HOUSE BATHROOM**

2.7m (8'10") x 2.1m (6'11")

High specification four piece suite comprising: bath, separate shower cubicle, wash basin and low flush WC. Stone effect tiling. Extractor fan. Window to the side.



GROUND FLOOR



FIRST FLOOR

## OUTSIDE

The majority of the gardens will be located to the rear of the houses and will be turfed. In addition there will be stone paved patio areas and pedestrian access from the main village street. Vehicle access will be from Back Lane and will lead to a hardstanding area for parking in front of the double garages.

### **DOUBLE GARAGE**

6.4m (21'0") x 6.1m (20'0")

With twin up and over doors. Electric light and power. Concrete floor. Staircase giving access to:

### **OFFICE/PLAYROOM**

6.4m (21'0") x 6.1m (20'0")

## GENERAL INFORMATION

### SERVICES

Mains supplies of water, electricity and gas.

Connection to the mains drain.

Gas fired central heating.

### COUNCIL TAX

To be assessed upon completion.

### WARRANTY

Both properties will be sold with the benefit of a full 10 year warranty through Premier Guarantee.

### TENURE

We understand that both properties are Freehold and that vacant possession will be granted upon completion.

### VIEWING

Strictly by appointment through the Agent's offices in Malton or Pickering.

All measurements are approximate, and taken from scale drawings. The services as described have not been tested and cannot be guaranteed.

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