

GREENACRES BUTT LANE, WOLD NEWTON



A substantial & attractively presented five bedroom family house with three reception rooms, garage and good-sized garden. Porch, entrance hall, sitting room, living room, breakfast kitchen opening onto a large conservatory, cloakroom, five bedrooms, bathroom & separate WC. Majority Upvc double-glazing & LPG central heating. Generous gardens to the front & rear, ample parking & detached single garage. Located on the edge of the village with open views to the front.

GUIDE PRICE £307,500

Greenacres is a substantial detached house, understood to have been constructed in the early 1950's. The property is attractively presented and the accommodation which is arranged over three floors briefly comprises: porch, entrance hall, sitting room, living room, breakfast kitchen opening onto a large conservatory, cloakroom, first floor landing, three bedrooms, bathroom, separate WC, second floor landing, two further bedrooms. All but two of the outside windows are Upvc double-glazed and central heating is gas fired (LPG).

The house located on the western edge of the village and occupies a good-sized, enclosed plot, with gardens to the front and rear. There is plenty of parking, a detached single garage and the property enjoys open views to the front.

The picturesque village of Wold Newton lies within the beautiful countryside of the Yorkshire Wolds and is set around an attractive green. The village benefits from a public house, church and primary school. Wold Newton is located roughly 2 and a half miles east of the B1249, is only 5 miles from the coast and is within easy reach of Driffield (12 miles), Scarborough (12 miles) and Malton (20 miles). York is approximately 32 miles distant.

ACCOMMODATION

COVERED PORCH

1.90m (6'3") x 0.80m (2'7")
Glazed inner door to:-

ENTRANCE HALL

3.50m (11'6") x 2.30m (7'7")

Parquet floor. Stairs leading off to the first floor. Understairs cupboard. Telephone point. Radiator.



SITTING ROOM

7.1m (23'4") x 3.5m (11'6") (max)

Living flame gas fire with timber surround, tiled inset and hearth. Bay window to the front and two casement windows to the side. Parquet flooring. Coving. Television point. Telephone point. Satellite point. Two radiators.



LIVING ROOM

4.3m (14'1") x 3.4m (11'2")

Feature fireplace with timber mantel and surround and tiled hearth. Parquet flooring. Telephone point. Bay window to the front. Casement window to the side. Coving. Television point. Radiator.



BREAKFAST KITCHEN

4.7m (15'5") x 2.7m (8'10")

Range of kitchen units with solid wood work surfaces incorporating a Belfast sink. Gas and electric cooker points, extractor hood over. Dishwasher point. Utility cupboard with automatic washing machine point and vent for a tumble dryer. Tiled floor. Radiator.



CLOAKROOM

1.5m (4'11") x 0.9m (2'11")

Low flush WC and wash hand basin. Casement window to the rear. Tiled floor. Radiator.

CONSERVATORY

6.0m (19'8") x 3.7m (12'2")

Venetian blinds. Ceramic tiled floor. French doors to the rear. Two tilt and turn windows to both sides. Fitted storage units and dresser. Radiator.



FIRST FLOOR

GALLERIED LANDING

Stairs off to the second floor. Understairs cupboard. Smoke alarm.

BATHROOM

3.5m (11'6") x 2.7m (8'10")

Matching white suite comprising:- pedestal basin, corner jacuzzi bath and separate double shower cubicle with electric shower. Fitted cupboard containing the gas fired central heating boiler. Casement window to the rear. Fully tiled walls. Extractor fan. Radiator.



BEDROOM ONE

4.3m (14'1") x 3.5m (11'6")

Casement window to the front. Television point. Radiator.

BEDROOM TWO

4.3m (14'1") x 3.5m (11'6") (max)

Casement window to the front. Fitted wardrobes. Dimmer switch. Television and telephone points. Thermostat. Radiator.

BEDROOM THREE

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

Casement window to the rear. Television and telephone points. Radiator.

SEPARATE WC

1.6m (5'3") x 0.8m (2'7")

Low flush WC. Casement window to the rear.

SECOND FLOOR

LANDING

Smoke alarm.

BEDROOM FOUR

4.1m (13'5") x 3.2m (10'6") (max)

Casement window in gable end. Velux window. Television point. Two storage cupboards and access to eaves storage. Radiator.

BEDROOM FIVE

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

Velux roof light to the rear. Two storage cupboards and access to eaves storage. Television point. Radiator.

OUTSIDE

A lengthy gravelled driveway provides ample parking and leads down to a detached single garage; directly in front of the house is a turning circle with central lawn. To the rear of the property there is a good-sized garden with lawn, flagged patio areas, flower beds and fish pond with a timber foot bridge leading to a further patio area. The greenhouse and timber summer house in the back garden are included in the sale. External lighting and outside water tap.



DETACHED GARAGE

5.7m (18'8") x 3.2m (10'6")

Concrete floor. Electric power and light. Mains water supply and sink. Low flush WC. Casement window to the side. Mezzanine storage area.

GENERAL INFORMATION

Services: Mains water and electricity. Septic tank drainage.
Council Tax: Band: E (East Riding of Yorkshire Council).
Tenure: We understand that the property is freehold with vacant possession upon completion.
Post Code: YO25 3YE
Viewing: Strictly by appointment through the Agent's Malton office.



All measurements are approximate and are intended for guidance purposes only. 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.

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