



Hope Cottage Salents Lane | Wharram le Street, Malton

Hope Cottage comprises a three bedroom semi-detached property situated in this popular Yorkshire Wolds village. The village lies six miles south-east of the market town of Malton, and it's extensive amenities.

- A well-presented semi-detached family home
- Three bedrooms and family bathroom
- Detached garage and off-street parking
- Sitting room, kitchen and ground floor cloakroom
- Gardens to the front and rear
- Rural location within 6 miles of Malton and its extensive amenities

Guide Price £265,000



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ACCOMMODATION

ON THE GROUND FLOOR

SITTING ROOM

15'6" x 14'6" (4.72m x 4.42m)

Front aspect uPVC double glazed window, composite door, feature fireplace with cast iron wood burning stove on slate hearth and timber mantelpiece, 2 no. radiators, staircase to first floor.

KITCHEN

15'5" x 10'5" (4.70m x 3.18m)

Rear aspect uPVC double glazed window, composite door to outside rear garden, 1.5 bowl stainless steel sink and drainer with mixer tap over, tiled splash backs, range of base and wall mounted units, display cabinets, integral appliances include AEG gas oven with four ring gas hob over, fridge freezer, and dishwasher, plumbing for washing machine, radiator, wall mounted Remeha gas boiler, Door to:

CLOAKROOM

Comprising low flush w.c. and wash hand basin.

TO THE FIRST FLOOR

GALLERIED LANDING

Loft hatch to roof space partly boarded, power and light, loft ladder.

BEDROOM 1

15'6" x 8'9" (4.72m x 2.67m)

Front aspect 2 no. uPVC double glazed windows with views over open countryside, recess, radiator.

BEDROOM 2

9'9" x 8'5" (2.97m x 2.57m)

Rear aspect uPVC double glazed window with countryside views, radiator.

BEDROOM 3

6'8" x 6'2" (2.03m x 1.88m)

Rear aspect uPVC double glazed window, radiator.

BATHROOM

Side aspect opaque uPVC double glazed window, four piece suite comprising panelled bath, shower cubicle with chrome fittings, wash hand basin into vanity unit, low flush wc, radiator.



OUTSIDE

To the front, there is a lawned garden with planted borders, paved walkway and block paved driveway to the side providing off street parking, leading to the detached rear garage. The rear garden is laid to lawn with fencing to the boundaries, outside tap.

DETACHED GARAGE

Electric roller shutter door, light and power.

SERVICES

We understand that the property is connected to mains electricity and water. LPG Gas heating. Private septic tank drainage. The services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

Strictly by appointment with Malton office
Tel: 01653 692151.

COUNCIL TAX BAND

We are verbally informed the property lies in Band B. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

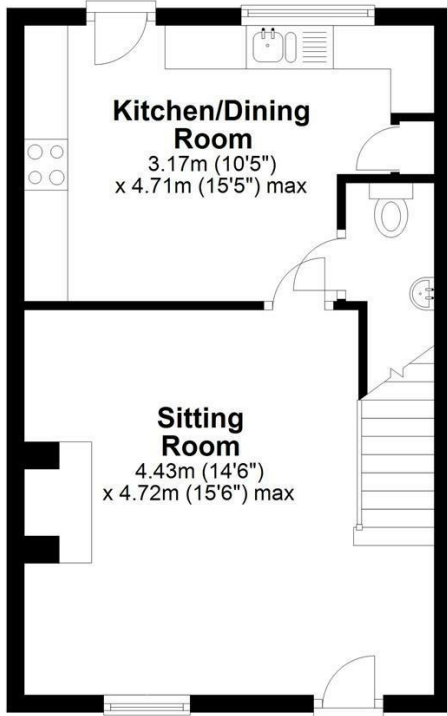
Assessed in Band D. The full EPC can be viewed online or at our Malton office.



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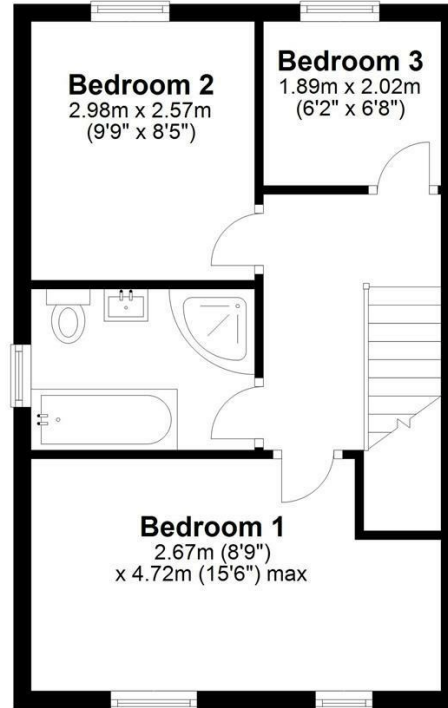
Ground Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



First Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



Total area: approx. 72.5 sq. metres (780.2 sq. feet)

Hope Cottage, Wharram Le Street

VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

B

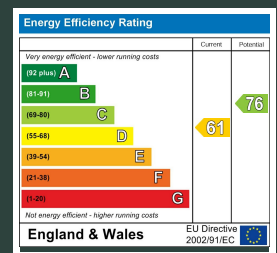
ENERGY PERFORMANCE RATING

D

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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