



HUDSON
MOODY

Bedlam , Thixendale, Malton YO17 9TG



Constructed in the late 1970's, we offer a well proportioned family sized property nestled in a small valley within the beautiful Yorkshire Wolds. Located approximately 10 miles from the excellent facilities in the nearby market town of Malton and a commutable 17 miles from the City of York. Conveniently offered with NO ONWARD CHAIN.

A front entrance opens into a welcoming sized entrance hall leading through to a large rectangular shaped storage/utility area (with potential to create a ground floor WC/Cloaks/Utility). Off the hall is also the living room featuring a multi-fuel stove set on a marble hearth with archway though to a large dining room; with kitchen breakfast room beyond. The kitchen is the main hub of the property; enjoying a vaulted ceiling and exposed beam; fitted with Shaker style units and granite worktops with French doors and additional door providing garden access and views. The kitchen includes a Range cooker with double oven and grill with electric hob and extractor over. There is also a washing machine and space for a large fridge freezer.

To the first floor are four good sized bedrooms including main bedroom en-suite shower room, plus a large house bathroom. On the landing is an air conditioning unit plus access hatch to a loft space.

At the front of the house there is a double width blocked paved drive providing ample off road parking provision leading up to a tandem garage with extends the full property length. The block paving continues as a side path linking front and rear, leading to a pleasant southeasterly facing private lawned garden enclosed by timber fenced boundaries.

In summary, a property which is likely to appeal to a wide range of buyers seeking to live within an idyllic village.

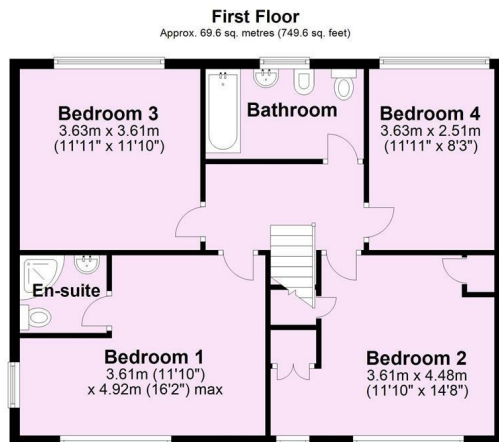
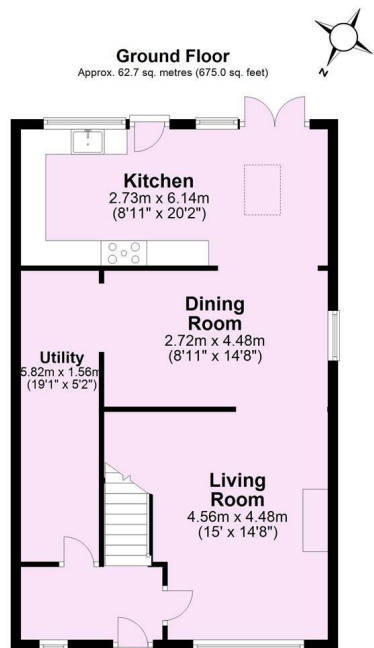


- 4 Good Sized Bedrooms
- Solar Panels
- Kitchen Breakfast Room + Vaulted Ceiling
- 2 Reception Rooms + Large Storage Area
- House Bathroom + En-Suite
- Large Tandem Length Garage
- No Onward Chain
- EPC: C
- Call Hudson Moody to View

Guide Price £395,000

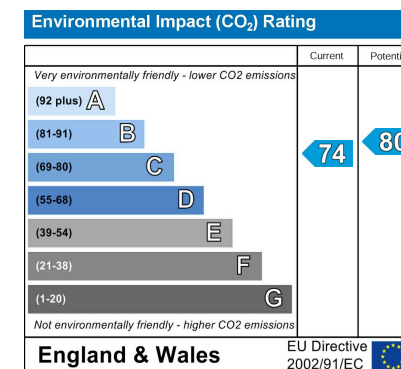
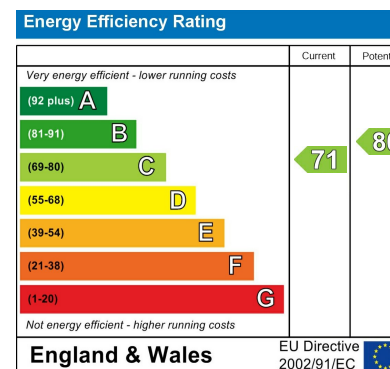
Tenure: Freehold





For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.



**HUDSON
MOODY**

IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

**16 York Street
Dunnington
YO19 5PN**

01904 489906