



SANDY HILL, BURYTHORPE, MALTON, YO17 9LU
£950 per month

Carter Jonas

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- Available Late July
- Oil Fired Central Heating
- EPC Rating E
- Council Tax Band E
- Pets Considered

THE PROPERTY

Available late July, we are delighted to offer Sandy Hill, a three bedroom, detached house set within generous grounds in the picturesque village of Burythorpe, near Malton.

In brief, the ground floor comprises of a conservatory, an open-plan kitchen and dining area, a spacious living room, utility room, and WC. The kitchen is fitted with a cooker while the living room benefits from a characterful wood-burner. The ground floor also offers two further versatile rooms which may be utilised as a home office, reception room, or fourth bedroom. Storage space is provided with an understairs cupboard.

To the first floor, the property provides three well-proportioned bedrooms, including a principal bedroom with fitted storage. A further bedroom benefits from additional storage and a shower facility. The first floor is completed with a family bathroom.

Externally, the property enjoys a substantial and well-maintained garden with a patio area, ideal for outdoor dining and entertaining. The property further benefits from off-road parking with space for multiple cars.

Sandy Hill offers peaceful countryside living whilst remaining conveniently located for access to nearby amenities. Situated on the rural outskirts of Burythorpe, the property is surrounded by beautiful North Yorkshire countryside and benefits from a strong village community atmosphere. Malton is approximately 12 minutes away by car, providing a range of shops, restaurants, schools and rail links, while the city of York can be reached in around 30 minutes via the nearby A64. Local bus services connect surrounding villages, and Malton railway station offers direct services to York and Scarborough.

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The property benefits from oil-fired central heating and double glazed windows.

Electricity and water are connected to mains system.

Internet and Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk.

Please note no oven or white goods will be provided with this property.

Offered unfurnished.

Pets considered.

The deposit will be £1,096 (5 weeks' rent) at a rental value of £950 per calendar month.

The holding deposit will be £219 (1 week's rent) at a rental value of £950 per calendar month.

Council Tax Band: E

EPC: E

ADDITIONAL INFORMATION

Viewing	Strictly by appointment only
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Local Authority	Council Tax Band E
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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IMPORTANT INFORMATION

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