Mark Stephensons

ESTATE & LETTING AGENTS

4 The Rise, Low Hutton, York, YO60 7HF

£325,000

- Offered with no onward chain
- Highly favoured village
- Lots of space to extend
- Large mature plot
- Requires updating generally
- Oil fired central heating
- Small cul-de-sac of five
- Large untapped roof space
- Two double size bedrooms

20 Birdgate, Pickering, YO18 7AL - 01751 476 900
13a Yorkersgate, Malton, YO17 7AA - 01653 692 500

pickering@markstephensons.co.uk
malton@markstephensons.co.uk

4 The Rise, Low Hutton YO60 7HF

A stone and pantile sizeable detached bungalow in this small private cul-de-sac offering the chance to modernise and potentially extend so as to create a fantastic home. Low Hutton is a highly favoured village just out of Malton offering easy access to the A64 towards York and beyond. Standing in a generous plot offering considerable scope to build on 4 The Rise is offered completely chain free and briefly includes a porch, dining kitchen, bathroom, shower room, generous lounge opening to the rear gardens and two double bedrooms. Internal garage access with access into a large untapped roof space ideal for creating further accommodation.

2 2 1

Council Tax Band: E

Porch

Dining kitchen

Lounge

Bedroom 1

Bedroom 2

Bathroom

Shower room

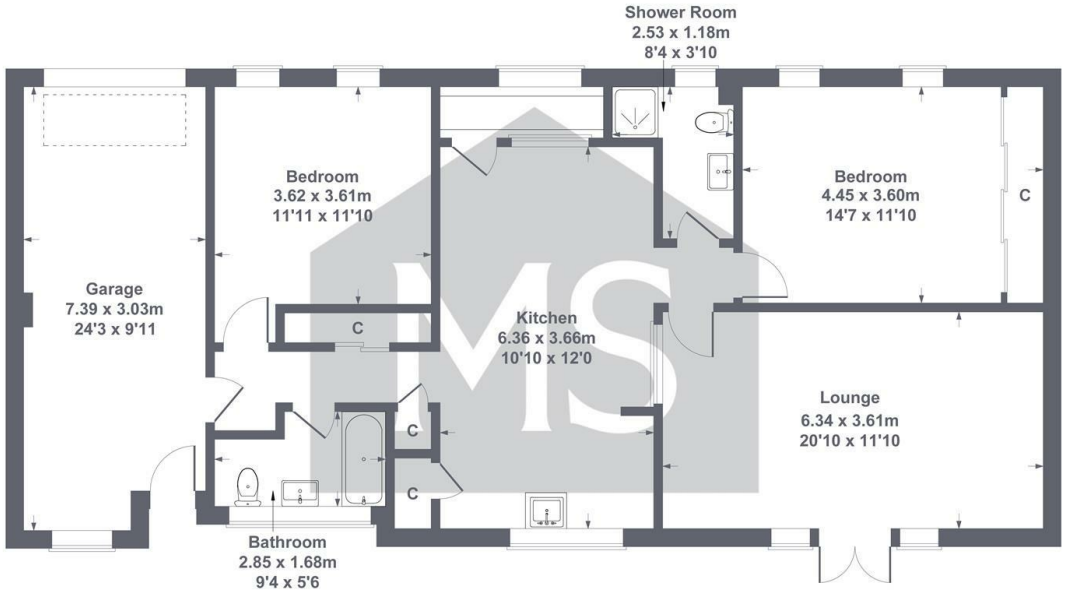
Garage

Outside/gardens

General information
Huttons Ambo consists of the villages of High Hutton and Low Hutton, the latter being the larger village that sits on the gentle slopes of an attractive stretch of wooded valley at the foot of the Howardian Hills. Despite its rural setting, the village benefits from high-speed broadband, making it an ideal base for anyone looking to work from home. There is convenient access to the A64 providing quick links to Malton - a first-rate market town with excellent amenities and railway station with regular services to York, from where London can be reached in less than 2 hours. The City of York is an easy commute, just 15 miles south-west, with its medieval Minster and comprehensive range of facilities.

Services
Mains water, electricity and drainage.
Oil fired central heating system.
Mains gas is not within the village.

Approximate Gross Internal Area
Main House - 1087 sq ft - 101 sq m
Garage - 237 sq ft - 22 sq m
Total - 1324 sq ft - 123 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Directions

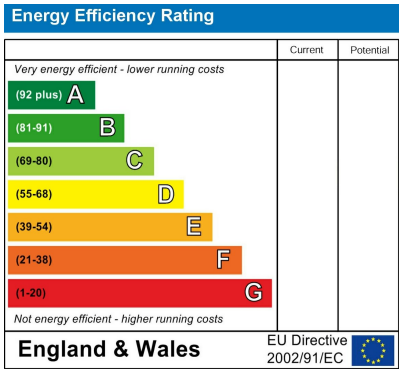
Simply head up the village Main Street, The Rise is at the very end off to the left.

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

E



20 Birdgate, Pickering, YO18 7AL - 01751 476 900
13a Yorkersgate, Malton, YO17 7AA - 01653 692 500
pickering@markstephensons.co.uk
malton@markstephensons.co.uk