



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

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West End, West End, Welburn, North Yorkshire, YO60 7DX Guide price £675,000

****Possibility of development opportunity with appropriate permissions****
A unique opportunity to acquire a family home with an additional two self contained properties on this private plot on the edge of the village. West End has been in the same family since being built in 1967, located in this sought after Howardian Hills village between York & Malton.

West End sits on an extensive plot in the picturesque village of Welburn, York. The 2 self contained houses have permission to be used as holiday lets. In the past there has been temporary planning approval granted for extended family to reside in them. So, with appropriate planning enquiries, this may be an option should a family wish to use the units for multi-generational living.

Each of the three properties offers its own unique character and living space. The 2/3 bedroom family home sits proudly, with far reaching views over the Howardian Hills and the majestic Castle Howard.

Two additional three bedroom bungalows share the ample outside space, driveway and parking.

The property is situated within the heart of Welburn village, which offers a variety of local amenities including award winning country inn and restaurant, café, delicatessen and bakery, village hall with an active community, and primary school. The ever-popular market town of Malton, with its extensive shopping and transport facilities is less than 5 miles away, and Welburn provides easy access to the A64 for commuting to York and Leeds further afield.



WEST END

KITCHEN
20'11" x 9'10" (6.38 x 3.02)
Window to front aspect, range of fitted wall and base units with wooden work surfaces, tiled splashback, Ceramic sink, built in electric oven and grill, electric hob with extractor over, space for fridge/freezer, power points.

DINING ROOM
12'1" x 8'9" (3.69 x 2.69)
Window to front aspect, power points, radiator.

SITTING ROOM
10'9" x 17'10" (3.29 x 5.46)
Window to side and rear aspect, feature fire with stone surround, TV point, power points, radiator.

REAR HALL
Door to rear garden, stairs to first floor landing, power points, radiator.

GUEST CLOAKROOM
Part tiled, low flush WC, hand wash basin.

STUDY
8'7" x 13'0" (2.63 x 3.97)
Window to rear aspect, built in storage, hand wash basin, power points, radiator.

FIRST FLOOR LANDING
Window to front aspect, power points, radiator.

BEDROOM ONE
11'2" x 10'10" (3.42 x 3.31)
Window to side aspect, built in cupboards, power points, radiator.

BEDROOM TWO
8'6" x 14'1" (2.61 x 4.30)
Window to front and rear aspect, power points, radiator.

BATHROOM
Window to front aspect, fully tiled, walk in shower enclosure, WC with built in flush, airing cupboard, hand wash basin with vanity unit, heated towel rail, shaver point.

GARAGE
Up and over door, power and lighting.

BUNGALOW ONE

ENTRANCE HALLWAY

KITCHEN
7'7" x 11'0" (2.33 x 3.36)
Sliding doors to front aspect, range of fitted wall and base units with work surfaces, tiled splashback, stainless steel sink and drainer unit, space for cooker, space for under counter fridge/freezer, TV point, power points, radiator.

LIVING/DINING ROOM
11'4" x 21'7" (3.47 x 6.59)
Window to side and rear aspect, door out onto rear garden, TV point, power points, radiator.

UTILITY
Window to side and door to rear, fitted units, plumbing for washer, power points, radiator.

REAR HALL

BEDROOM ONE
11'3" x 12'2" (3.45 x 3.73)
Window to rear aspect, power points, radiator.

BEDROOM TWO
7'1" x 11'0" (2.17 x 3.37)
Window to front aspect, power points, radiator.

BEDROOM THREE
7'4" x 10'11" (2.26 x 3.35)
Window to front aspect, power points, radiator.

BATHROOM
Sky light, fully tiled suite with a panel enclosed bath with overhead shower, low flush WC, hand wash basin, shaver point, heated towel rail, extractor fan.

GUEST CLOAKROOM
Window to side aspect, low flush WC, hand wash basin, radiator.

BUNGALOW TWO

KITCHEN
8'5" x 10'10" (2.57 x 3.31)
Sliding doors to front aspect, range of fitted wall and base units with work surfaces, tiled splashback, stainless steel sink and drainer unit, space for cooker, space for under counter fridge/freezer, TV point, power points, radiator.

LIVING/DINING ROOM
12'3" x 20'5" (3.74 x 6.23)
Bay window to side aspect, door to rear garden, power points, TV point, radiators.

REAR HALL
Power points, built in cupboards.

BEDROOM ONE
12'3" x 10'11" (3.74 x 3.33)
Window to rear aspect, power points, TV point, radiator.

BEDROOM TWO
7'10" x 10'9" (2.41 x 3.28)
Window to rear aspect, power points, radiator.

BEDROOM THREE
7'10" x 10'9" (2.40 x 3.30)
Window to rear aspect, power points, radiator.

BATHROOM
Window to side aspect, corner shower cubicle, low flush WC, hand wash basin, radiator.

GUEST CLOAKROOM
Window to side aspect, low flush WC, hand wash basin, radiator.

OUTSIDE

SERVICES

COUNCIL TAX BAND

