

W I L L O W G R E E N
E S T A T E A G E N T S



**5 Rarey Drive
Weaverthorpe, North Yorkshire YO17 8HA**

Guide price £165,000

Offered with no onward chain

5 Rarey Drive is a spacious three bedroom semi-detached home offering spacious accommodation with off street parking and a good sized rear garden. Set within the popular village of Weaverthorpe on the edge of the Yorkshire Wolds.

The accommodation comprises; entrance hallway, lounge/dining room, dining kitchen, guest cloakroom and a sun room. To the first floor are two double bedrooms and a house bathroom. Externally, there is a rear enclosed garden with driveway parking to the front.

Weaverthorpe is a village and civil parish in the Ryedale district of North Yorkshire, England. It is 13 miles from Scarborough and 15 miles east of Malton on the northern edge of the stunning Yorkshire Wolds.

EPC RATING TBA

ENTRANCE HALLWAY

Radiator, understairs cupboard.

KITCHEN/DINING ROOM

17'9" x 10'9" (5.43 x 3.30)



Window to front and side aspect, range of fitted wall and base units with wooden work surfaces, tiled splashback, stainless steel sink unit, plumbing for washing machine, space for cooker, space for under counter fridge/freezer, power points, radiator.

SITTING ROOM

15'7" x 10'9" (4.75 x 3.29)



Window to side aspect and double French doors out onto rear garden, coal effect fireplace with marble hearth, TV point, power points.

DINING ROOM

9'10" x 10'7" (3.00 x 3.23)



Window to rear aspect, power points, radiator.

GUEST CLOAKROOM

Window to side aspect, low flush WC, radiator.

SUN ROOM

11'7" x 7'10" (3.54 x 2.40)

Window to front side and rear aspect, door to front and rear, power points, radiator.

FIRST FLOOR LANDING

BEDROOM ONE

12'4" x 10'5" (3.77 x 3.20)



Window to rear aspect, fitted wardrobes and dresser, power points, radiator.

BEDROOM TWO

9'10" x 11'3" (3.02 x 3.43)



Window to rear aspect, power points, radiator.

BEDROOM THREE

9'9" x 10'11" (2.99 x 3.33)



Window to side aspect, fitted wardrobes and dresser, power points, radiator.

BATHROOM



Window to rear aspect, low flush WC, hand wash basin with built in cupboards, corner shower cubicle, extractor fan, radiator.

OUTSIDE

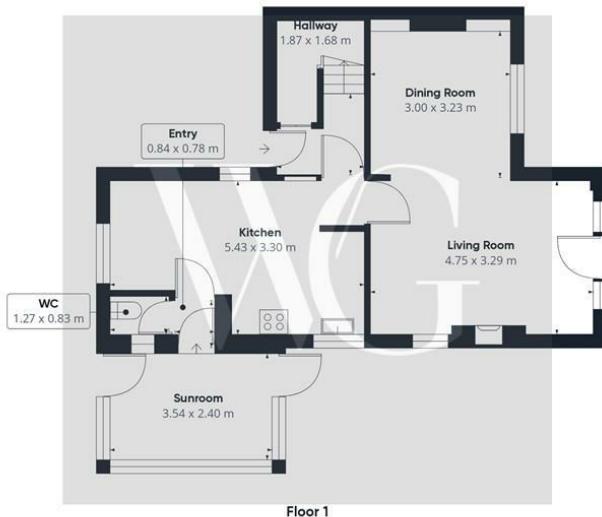


SERVICES

COUNCIL TAX BAND B



WG

Approximate total area⁽¹⁾98.13 m²

Reduced headroom

0.07 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	



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