



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div>47</div>	<div>86</div>
(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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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	

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.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



3, Chapel Terrace, Welburn, North Yorkshire, YO60 7DZ Guide price £245,000

3 Chapel Terrace is a charming end of terrace two bedroom cottage situated over three floors. There is a courtyard to rear aspect with three useful outbuildings. The property has been refurbished to a high standard both internally and externally. On street parking.

Welburn is a popular village situated within the Howardian Hills Area of Outstanding Natural Beauty and within close proximity to Castle Howard. Fantastic countryside walks on your door step, located only a mile West from the A64 Malton trunk road it is only 5 Miles from Malton town and around 12 miles to York with its shops, restaurants and railway station and popular Food Markets. The village itself benefits from a newly refurbished reputable Gastro Pub The Crown & Cushion and popular bakery/café, Primary school and active Village Hall.



HALLWAY

Entrance timber door, carpeted stairs to first floor.

SITTING ROOM

11'10" x 10'2" (3.62 x 3.12)

Timber panelled door, front aspect, panelled feature walling, built in cupboards and shelving, open fire with tiled hearth and mantle, carpet, beamed ceiling, electric heater, under stairs storage. Sliding timber door to kitchen.

KITCHEN

13'3" x 5'1" (4.04 x 1.56)

Range of shaker style units, integrated oven and hob, timber panelled wall and plate racks, rear aspect, tiled floor, beamed ceiling, exit to courtyard though timber part glazed door,

BATHROOM

Three piece bathroom suite with low level flush WC, shower over bath, part timber panelling, part tiled wall, electric towel rail, rear aspect.

BEDROOM 2

11'3" x 9'2" (3.45 x 2.81)

Front aspect, carpet, built in wardrobes, beamed ceiling.

LANDING

BEDROOM 1

14'6" x 10'1" (4.43 x 3.08)

Rear aspect, carpet, built in wardrobes and shelving, beamed ceiling.

LANDING

OUTBUILDINGS and COURTYARD

Access via wooden gates to side of property. Range of outbuildings useful for storage, plumbing and electrics for use as utility area/laundry room

TENURE

Freehold.

COUNCIL TAX BAND C

PARKING

On street parking.

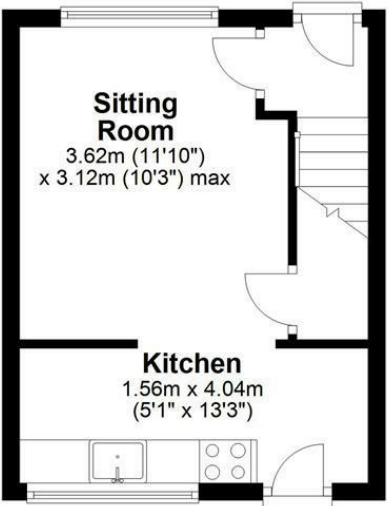
SERVICES

Electric heating and mains drainage.



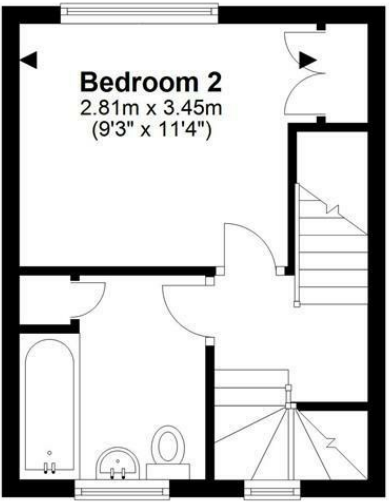
Ground Floor

Approx. 21.3 sq. metres (229.6 sq. feet)



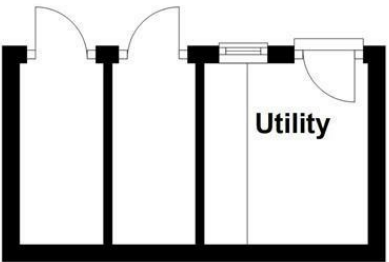
First Floor

Approx. 21.3 sq. metres (229.6 sq. feet)



Second Floor

Approx. 17.9 sq. metres (192.6 sq. feet)



Outbuildings

Total area: approx. 60.5 sq. metres (651.7 sq. feet)

3 Chapel Terrace, Welburn