



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		
	48	66
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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](http://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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# WILLOWGREEN

## ESTATE AGENTS



## 42, Crambeck Village, York, North Yorkshire, YO60 7EZ

### Guide price £205,000

42 Crambeck is a charming and versatile 3 bedroom Home – Ideal for First-Time Buyers.

This beautifully presented three-bedroom home is in excellent condition, offering a perfect blend of comfort and practicality. On the ground floor, a flexible third bedroom provides the option for a guest room, home office, or additional living space. The bright and airy sitting room features a delightful dining alcove, creating a cosy space for meals and entertaining. A spacious under-stairs storage cupboard ensures ample space for household essentials.

Upstairs, the landing area offers a versatile space—ideal as a study nook or play area. Two further well-proportioned bedrooms provide comfortable living, complemented by a stylish family bathroom.

In addition the property benefits from 2 parking spaces.

Situated in a convenient location, this home is perfect for first-time buyers looking for a move-in-ready property with adaptable spaces to suit their lifestyle.

The property is ideally situated in the Howardian Hills, Area of Outstanding Natural Beauty, with easy access to the country, city and coast. This property offers a unique village lifestyle as the village benefits from many facilities including tennis court, play area, paddocks, historically used for horse grazing, but now an ideal safe dog walking facility. A further perk for the owner would be fishing rights on the River Derwent. Additionally the property is located close to excellent primary and secondary schools with school buses from the village and the A64. The neighbouring village of Welburn benefits from a newly refurbished reputable Gastro Pub 'The Crown & Cushion' and popular bakery/café 'Dogh.'





**KITCHEN**  
8'5" x 10'6" (2.59 x 3.22)

**LIVING ROOM**  
18'6" x 11'3" (5.66 x 3.45)

**BEDROOM 3**  
11'10" 10'7" (3.62 3.24)  
Window to the rear, radiator, power points.

**CUPBOARD**  
6'11" x 2'11" (2.11 x 0.90)

**ENTRANCE**  
4'11" x 8'1" (1.52 x 2.48)  
Window to the front, radiator, power points, telephone point, stairs to the first floor landing.

**HALLWAY**  
2'8" x 3'2" (0.82 x 0.99)

**WC**  
2'9" x 6'11" (0.84 x 2.12)  
Radiator, low flush wc, wash basin, part tiled around sink, extractor fan.

**STUDY AREA**  
6'9" x 14'6" (2.07 x 4.43)

**BATHROOM**  
7'1" x 8'3" (2.17 x 2.53)  
Large window to the front aspect, radiator, laminated floor, part tiled, 3 piece bathroom suite, panel enclosed bath, shower attachment, low flush wc, wash basin.

**BEDROOM 1**  
12'6" x 10'5" (3.82 x 3.19)  
Window to the front aspect, radiator, power points.

**BEDROOM 2**  
10'9" x 10'6" (3.28 x 3.21)  
Window to the rear aspect, radiator, power points.

**GARDEN**  
Enclosed rear garden.

**EPC RATING E**

