



**3 Reas Lane  
Marton Cum Grafton, YO51 9QB**

**Offers in excess of £265,000**

- Type: Semi-detached
- Bedrooms: 2/3
- Features: Lounge/dining room, gardens at the front and back, off-road driveway parking
- Location: Popular village location
- Special note: Only cash buyers will be considered
- EPC: G COUNCIL TAX BAND C

### 3 Reas Lane, Marton Cum Grafton, YO51 9QB

#### Description

CASH BUYERS ONLY - This exceptionally spacious two/three bedroom semi-detached family home is located in the heart of a charming and highly sought-after village, enveloped by enchanting front and rear gardens. Meticulously designed, the property offers generously proportioned accommodation and no chain, making it an attractive prospect for a swift sale. Upon entry, you are greeted by an entrance vestibule leading into a welcoming reception hall, complete with a convenient under stairs storage cupboard and a staircase that ascends to the first floor landing. The lounge, a well-appointed space, boasts sliding patio doors that open onto a small raised deck, offering a picturesque view of the rear garden. An archway leads to a study/potential third bedroom, while another opening reveals the dining room, which also overlooks the rear garden. The modern breakfast kitchen provides access to the rear garden, and there is a conveniently located shower room with a corner shower, concealed cistern w.c., and wash hand basin with a vanity cupboard beneath. On the first floor, two double bedrooms, scope to improve to add a wc and offers delightful views towards the church, adding to the property's allure.

Outside the property offers ample off-street parking for a number of vehicles - additionally the garage has a electric roller shutter door installed 2 yrs ago, that the garage has an inspection pit and will take a standard size car, parking

One of the main features of the property is the delightful well-stocked gardens to both the front and rear, with mature fruit trees, sun terrace, vegetable garden and small lawned area.

#### Location

This property is superbly situated in the heart of a highly sought-after village, boasting excellent amenities such as a primary school, church, pub, and village shop and post office. The well known pub, excellent village shop are all within a couple of minutes walk and the very active village is renowned for its annual Open Gardens spectacle

Its prime location offers convenient access to the A1M, providing direct links to Yorkshire's commercial centers and beyond. Additionally, it's strategically positioned for easy reach of the market towns of Boroughbridge and Knaresborough. The historic city of York and the fashionable spa town of Harrogate are both comfortably within driving distance, offering a plethora of facilities and schooling options.

#### AGENT NOTE

THIS PROPERTY IS OF NON-TRADITIONAL CONSTRUCTION, CASH BUYERS ONLY

Method of Sale: The house is offered for sale by private treaty;

Services: Mains electricity, drainage and water. Gas fired central heating system.

Fixtures and Fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by prior appointment through Craven Holmes, telephone 01423 329010.

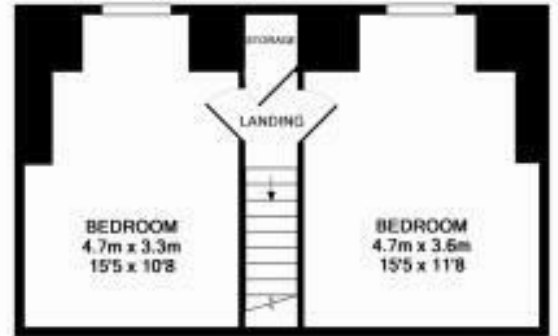
Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Boroughbridge 3.5 miles Harrogate 10 miles Ripon 10 miles York 15 miles Leeds 28 miles  
(All distances approximate)





GROUND FLOOR  
APPROX. FLOOR  
AREA 66.1 SQ.M.  
(701 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 31.7 SQ.M.  
(341 SQ.FT.)

REAS LANE, YORK, NORTH YORKSHIRE, YO51 9QB  
TOTAL APPROX. FLOOR AREA 96.7 SQ.M. (1041 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
		19	51
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		