

**Grange Bank, Butterwick, Weaverthorpe Malton**  
**Guide Price £260,000**



**EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED with MASTER EN SUITE + DRESSING ROOM. Lovely countryside views, LOUNGE + STOVE and LARGE WELL FITTED KITCHEN DINER. Separate UTILITY + DOWNSTAIRS WC. FAMILY BATHROOM, Double glazing, Central Heating. WIDE DRIVEWAY, off road parking, WORKSHOP, BAR, GARDENS.**

## **Entrance Hall**

UPVC double glazed door to the front aspect, UPVC double glazed window, radiator, stairs to the first floor landing.

## **Lounge** 4.80m x 3.25m - 15'9" x 10'8"

UPVC double glazed window to the front and UPVC double glazed French door to the rear aspect, giving access to the rear garden, TV point, feature brick fireplace with multi fuel stove, radiator and power points.

## **Kitchen/Diner** 5.00m x 4.55m - 16'5" x 14'11"

UPVC double glazed windows to the front and rear aspect, range of Symphony shaker style wall and base units with roll top work surface, stainless steel sink and drainer, space for oven, extractor hood, space for fridge freezer, radiator, power points and understairs storage cupboard.

## **Utility** 5.00m x 2.40m - 16'5" x 7'10"

UPVC double glazed window to the front aspect, UPVC double glazed door to the rear giving access to the rear garden. Range of Symphony shaker style wall and base units with roll top work surface, stainless steel sink and drainer, space for washing machine, space for tumble dryer, radiator and power points. Boiler cupboard housing the Oil Worcester combi boiler.

## **WC**

UPVC double glazed window to the side aspect, modern white two piece suite comprising of low flush WC, vanity wash hand basin, extractor fan and radiator.

## **First Floor Landing**

UPVC double glazed window to the rear aspect with open countryside views, radiator and power point.

## **Bedroom One** 3.50m x 2.80m - 11'6" x 9'2"

UPVC double glazed window to the rear with countryside views, radiator and power points.

### **DISCLAIMER**

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### **Dressing Area** 2.40m x 2.00m - 7'10" x 6'7"

Fitted floor to ceiling wardrobes, radiator and power points.

### **En Suite**

UPVC double glazed window to the front aspect, modern white three piece suite comprising of low flush WC, wash hand basin, level walk in double shower, extractor fan, chrome heated towel rail, tiled flooring.

### **Bedroom Two** 3.30m x 3.25m - 10'10" x 10'8"

UPVC double glazed window to the front aspect, with far reaching countryside views, walk in wardrobe, radiator and power points.

### **Bedroom Three** 3.30m x 2.80m - 10'10" x 9'2"

UPVC double glazed window to the front aspect, with far reaching countryside view, radiator and power points.

### **Bathroom**

UPVC double glazed window to the rear aspect, modern white three piece suite comprising of low flush WC, vanity wash hand basin, panel enclosed bath with electric shower over, extractor fan, radiator.

### **Front Garden**

Mature front garden laid mainly to lawn with flower and bush borders, driveway to the side with ample off street parking for numerous vehicles including motor home or horse trailer, width of the drive is approx 3.20m.

### **Rear Garden**

Tiered landscaped rear garden with numerous patio areas, lawn areas and raised veg plot, countryside views, outside tap.

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**Bar/Store 4.26m x 2.70m - 14'0" x 8'10"**

Previously used as a bar with window and door to the side aspect, stone flooring, power points and light, offers ideal opportunity for use as home office, could revert to bar, recreational asset.

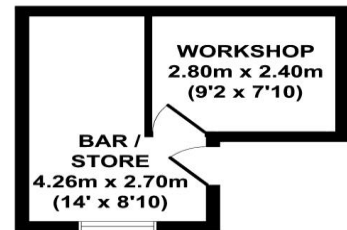
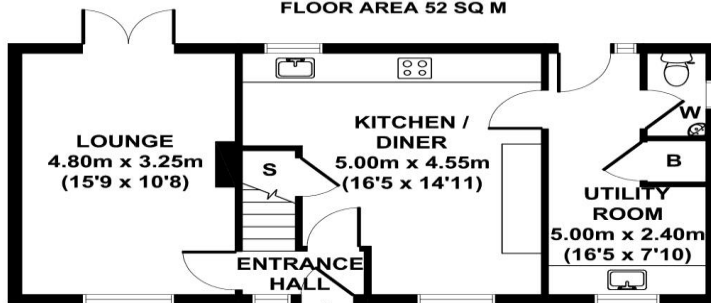
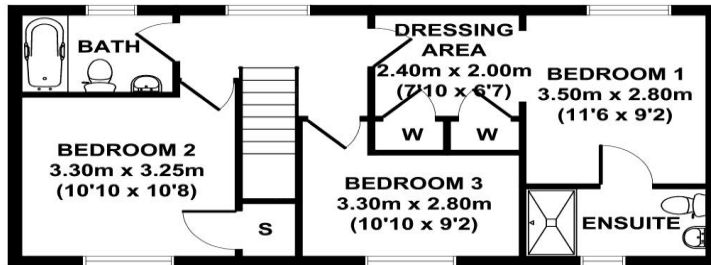
**Work Shop 2.80m x 2.40m - 9'2" x 7'10"**

The work shop has a door to the side with dedicated separate fuse box, power points and light.

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# Floor Plan



## GRANGE BANK BUTTERWICK

APPROX. GROSS INTERNAL FLOOR AREA 120 SQ M / 1292 SQ FT

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