

17 CRAMBECK VILLAGE WELBURN, YORK



A deceptively spacious, two double bedroom village house with accommodation extending to approximately 1,000 ft² including a large & comprehensively fitted, open-plan dining kitchen.

Entrance lobby, 19ft dining kitchen, living room with feature fireplace, first floor landing, house bathroom & two double bedrooms, each with a balcony.

Gas central heating & uPvc double-glazing.

West-facing rear garden & off-street parking.

Highly convenient village location between Malton & York.

GUIDE PRICE £200,000

17 Crambeck Village is a deceptively spacious, contemporary village house providing well appointed accommodation over two floors. The property benefits from gas central heating, upvc double-glazing, and is neutrally decorated throughout.

The accommodation extends to around 1,000ft² and briefly comprises entrance lobby, large, open-plan dining kitchen, with modern range of units, living room with feature fireplace, first floor landing, two double bedrooms, each with a balcony, and a house bathroom with white suite. In addition, there is a large, untapped roof space which offers further potential, if required (subject to all necessary consents).

To the rear of the house is a pleasant, west-facing garden which has been landscaped for ease of maintenance with paved and gravelled areas, shrub border and a garden shed. To the front is a well stocked shrub border and tarmac parking space.

A unique feature of Crambeck is that the residents have access to extensive communal grounds, including woodland walks, use of tennis courts and fishing rights to a nearby stretch of the River Derwent.

Crambeck lies within the Howardian Hills Area of Outstanding Natural Beauty, approximately 4 miles to the south of Malton and close to the village of Welburn. The village occupies the site of the former Castle Howard Reformatory and a number of the properties, including Number 17 are set around an attractive village green. Welburn benefits from a primary school, popular gastro pub and a village tearoom and bakery. The City of York is only 14 miles away and the A64 provides excellent communications to the wider metropolitan area via its connection with the A1/M1 link.



ACCOMMODATION

ENTRANCE LOBBY

1.7m x 1.2m (5'7" x 3'11")

Cupboard housing the gas and electric meters and fuse box. Further storage cupboard above. Half-glazed inner door to:-

DINING KITCHEN

5.9m x 4.4m (max) (19'4" x 14'5")

Comprehensive range of floor and wall units with granite effect worktops, incorporating a single drainer sink unit. Breakfast bar. Automatic washing machine point. Plumbing and space for an integrated dishwasher. Four ring ceramic hob with extractor hood above. Electric, fan assisted double oven. Glow Worm gas fired combination boiler. Staircase to the first floor. Casement window to the front. Two radiators.



LIVING ROOM

4.4m x 4.2m (14'5" x 13'9")

Feature fireplace with electric stove. Casement window to the rear. Door opening onto the rear garden. Television and telephone points. Understairs cupboard. Radiator.



FIRST FLOOR

LANDING

Loft hatch. Radiator.

BEDROOM ONE

4.7m x 4.4m (15'5" x 14'5")

Coving. Telephone and television points. Two casement windows to the front and door opening onto a small balcony. Radiator.



BEDROOM TWO

3.8m x 2.7m (excluding wardrobes) (12'6" x 8'10")

Casement window to the rear. Door opening onto the rear balcony. Fitted wardrobes with sliding, mirrored doors. Coving. Television point. Radiator.



BATHROOM & WC

3.2m x 1.6m (10'6" x 5'3")

Matching white suite comprising bath with shower over, pedestal basin and low flush WC. Extractor fan. Recessed spotlights. Tiled floor. Part tiled walls. Fitted linen cupboard. Radiator/towel rail.



OUTSIDE

The majority of the garden is located behind the house and enjoys a pleasant, west-facing aspect. It is landscaped for easy maintenance, featuring several patio areas, a shrub border and garden shed. Directly in front of the property is a tarmac parking space and further shrub border. There is further visitor parking very nearby.



Ground Floor
Approximate Floor Area
525.70 sq. ft.
(48.84 sq. m)

First Floor
Approximate Floor Area
464.13 sq. ft.
(43.12 sq. m)

17 Crambeck Village

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 or tenant. 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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GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Mains piped LPG.

Council Tax: Band: B (Ryedale District Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Service Charge: £20 per month.

Post Code: YO60 7EZ

EPC Rating: Current: E54. Potential: C80.

Viewing: Strictly by appointment through the Agent's office in Malton.



All measurements are approximate and are intended for guidance purposes only. Services as described have not been tested and cannot be guaranteed. Charges may be payable for service reconnection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.