

## 43 CRAMBECK VILLAGE WELBURN, YORK



**A deceptively spacious, three-bedroom village house offering contemporary styled accommodation extending to more than 1,000 ft<sup>2</sup> together with useful cellar, gardens & allocated parking.**

Entrance hall, lounge/dining room, kitchen, bedroom one with en-suite cloakroom, galleried landing, two further bedrooms & house bathroom.

LPG central heating & uPvc double-glazing.

Enclosed rear garden & off-street parking.

Highly convenient village location between Malton & York.

### GUIDE PRICE £229,000

43 Crambeck Village is a deceptively spacious village house which offers versatile three-bedroom accommodation of more than 1,000sq.ft, arranged over two floors. The property is immaculately presented and benefits from a contemporary standard of finish, featuring a well-planned and fully fitted kitchen with oak work surfaces, an 18ft reception room opening onto the rear garden, ground floor double bedroom with en-suite, and to the first floor, a galleried landing with study space, two further bedrooms and a house bathroom. There is LPG central heating throughout and all windows are double-glazed. Externally there are gardens to the front and rear and an allocated parking space. A cellar provides nearly 500sq.ft of excellent storage 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. Nearby 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 HALL**

3.1m x 1.5m (10'2" x 4'11")

Staircase to the first floor. Tiled floor. Radiator.

### **LOUNGE / DINING ROOM**

5.7m x 3.3m (18'8" x 10'10")

Oak flooring. Vaulted ceiling to part, overlooked by a galleried landing. Television point. Sliding patio doors onto the rear garden. Understairs cupboard. Two radiators.



### **KITCHEN**

3.5m x 2.6m (11'6" x 8'6")

Range of kitchen cabinets with solid oak worktops incorporating a stainless steel, single drainer sink unit. Four ring induction hob with extractor hood. Electric, fan-assisted oven. Integrated fridge freezer. Cupboard housing the gas fired central heating boiler. Oak flooring. Fitted cupboard with space to accommodate a washing machine and tumble dryer. Casement window to the front. Radiator.





### BEDROOM ONE

3.7m x 3.5m (12'2" x 11'6")

Oak flooring. Sliding patio doors to the rear. Radiator.



### BEDROOM TWO

3.9m x 3.5m (max) (12'10" x 11'6")

Oak flooring. Casement window to the front. Radiator.



### BEDROOM THREE

3.5m x 3.3m (11'6" x 10'10")

Oak flooring. Velux roof light to the rear. Radiator.



### EN-SUITE CLOAKROOM

1.6m x 0.8m (5'3" x 2'7")

White low flush WC and wash basin in vanity unit. Oak flooring. Extractor fan. Tiled walls. Radiator.

### FIRST FLOOR

#### GALLERIED LANDING

3.3m x 2.0m (10'10" x 6'7")

Oak flooring. Velux roof light. Radiator.



### HOUSE BATHROOM

2.3m x 2.2m (7'7" x 7'3")

White suite comprising bath, wash basin in vanity unit and low flush WC. Oak flooring. Velux roof light to the front. Heated towel rail.



## OUTSIDE

The front garden is easy to maintain, being gravelled and bound by box hedging, several shrubs and a rowan tree. The main garden is to the rear and is securely enclosed, featuring lawn, a patio area and raised bed. Beneath the house is a large cellar, providing useful, dry storage. The property also benefits from an allocated parking space.



## CELLAR (accessed externally)

### ROOM ONE

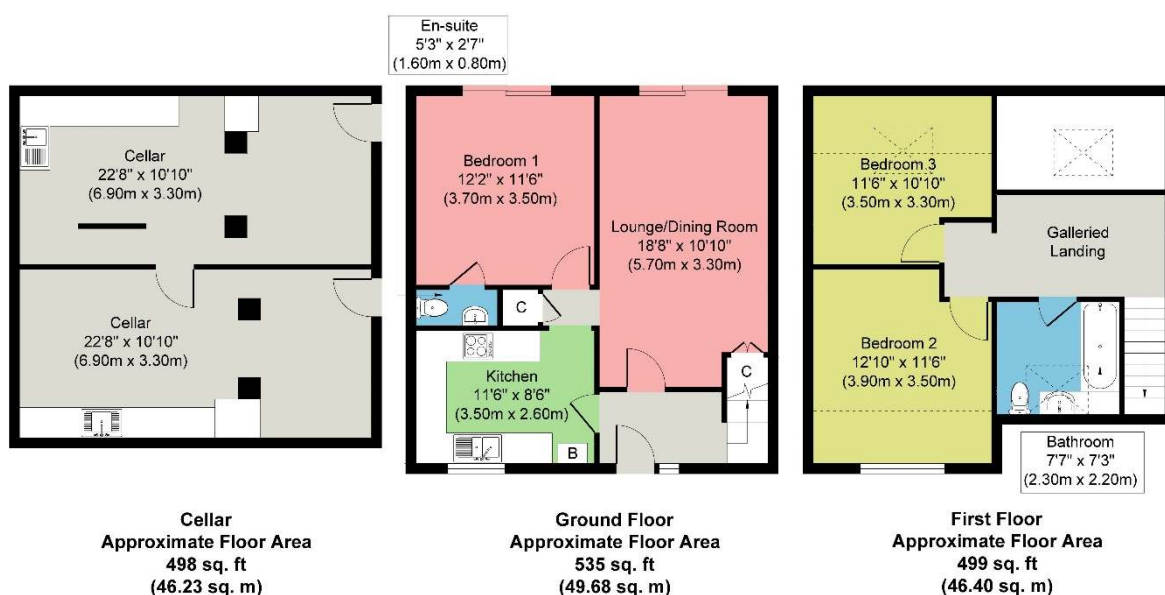
6.9m x 3.3m (22'8" x 10'10")

Electric light and power. Sink unit. Concrete floor.

### ROOM TWO

6.9m x 3.3m (22'8" x 10'10")

Electric light and power. Sink unit. Concrete floor.



## GENERAL INFORMATION

Services: Mains water, electricity and drainage. Mains piped LPG.  
Council Tax: Band: C (North Yorkshire Council).  
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.  
Service Charge: £25 per calendar month.  
Post Code: YO60 7EZ.  
EPC Rating: Current: F32. Potential: C74.  
Viewing: Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.