

2 GREEN VIEW CRAMBE



A three-bedroom semi-detached house in need of modernisation and improvement, located in a convenient & sought-after village with gardens, driveway parking & lovely views.

Entrance hall, sitting room, kitchen, pantry, store room, cloakroom, side passage,
first floor landing, three bedrooms & shower room.

Oil-fired central heating & uPvc double-glazing.

Driveway parking, good-sized gardens & views across open fields at the rear.

Peaceful, yet easily accessible village between Malton & York.

No onward chain.

GUIDE PRICE £217,500

This semi-detached house is understood to date from 1939 and consists of a semi-detached house with driveway parking, gardens, and enjoying lovely views across open countryside. Constructed of brick outer walls beneath a concrete tile roof, the property is in need of modernisation and improvement throughout but offers great potential in a convenient and sought after location.

The accommodation is arranged over two floors and amounts to approximately 870sq.ft (excluding the side passage and outhouses). In brief, it comprises entrance hall, sitting room, kitchen, pantry, store room, cloakroom, side passage with range of outhouses, first floor landing, three bedrooms and a shower room. Windows are uPvc double-glazed and central heating is oil-fired.

Externally there are good-sized gardens to the front and rear, as well as driveway parking. From the rear of the house there are lovely views across open fields.

Crambe is a peaceful village set within the Howardian Hills Area of Outstanding Natural Beauty. Despite its rural setting, the village enjoys easy access to the A64 for commuting to York, Leeds or further afield. The neighbouring village of Kirkham Abbey with its monastic ruin, benefits from a renowned public house and is only 1 mile away. The market town of Malton is located approximately 6 miles north and enjoys a full range of facilities, including a variety of eateries, independent and high street retailers, good schools, leisure facilities and railway station with regular services to York and the East coast.



ACCOMMODATION

ENTRANCE HALL

3.3m x 1.9m (10'10" x 6'3")

Staircase to the first floor. Electric meter and fuse box. Radiator.

SITTING ROOM

4.2m x 3.6m (13'9" x 11'10")

LPG gas fire with timber surround. Television point. Casement windows to the front and rear. Two radiators.



KITCHEN

4.5m x 2.8m (max) (14'9" x 9'2")

Range of kitchen units incorporating a single drainer, stainless steel sink unit. Electric cooker. Automatic washing machine point. Casement window to the rear and door to the side. Radiator.



PANTRY

1.5m x 0.9m (4'11" x 2'11")

Fitted shelving. Casement window to the side.

STORE ROOM

2.3m x 1.5m (7'7" x 4'11")

Fitted shelving. Casement window to the front.

CLOAKROOM

1.4m x 0.9m (4'7" x 2'11")

Low flush WC. Casement window to the side.

SIDE PASSAGE

Doors to the front and rear. Access to a Coal Store and Former Wash House.

FIRST FLOOR

LANDING

Loft hatch. Casement window over the stairs. Radiator.

BEDROOM ONE

4.2m x 3.2m (14'1" x 10'6")

Airing cupboard housing the hot water cylinder with electric immersion heater. Casement windows to the front and rear. Radiator.



BEDROOM TWO

3.3m x 2.5m (min) (10'10" x 8'2")

Fitted cupboard. Casement window to the front. Radiator.

BEDROOM THREE

2.9m x 2.5m (9'6" x 8'2")

Casement window to the side. Radiator.



SHOWER ROOM

2.8m x 1.8m (9'2" x 5'11")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Casement window to the rear. Radiator.



OUTSIDE

The house is set back from the village street behind a front garden with dry stone wall boundary. The back garden is enclosed and enjoys open views. There is driveway parking and a former wash house and coal store accessed from a side passageway.



GENERAL INFORMATION

Services: Mains water and electricity.
Shared, septic tank drainage.
Oil-fired central heating.

Council Tax: Band: C (North Yorkshire Council).

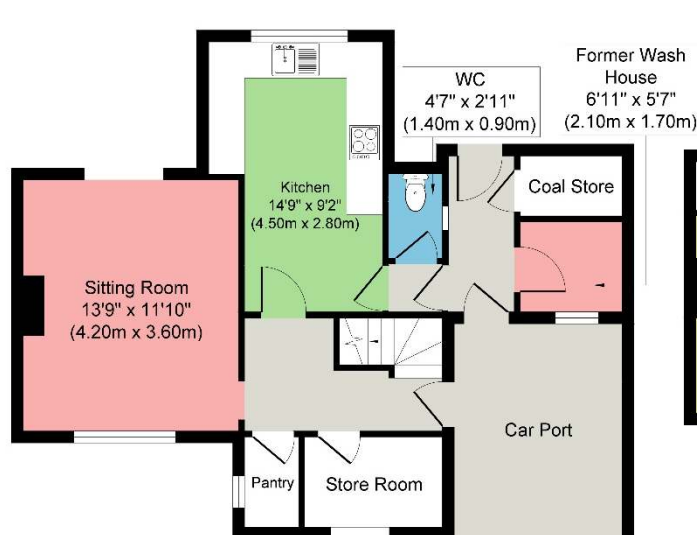
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO60 7JP.

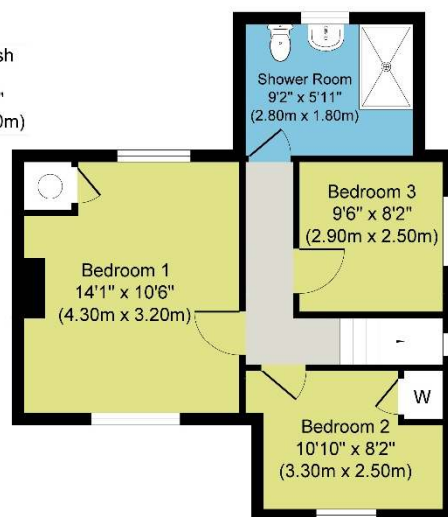
EPC Rating: Current: E52. Potential: D62.

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.



Ground Floor
Approximate Floor Area
530 sq. ft
(49.22 sq. m)



First Floor
Approximate Floor Area
437 sq. ft
(40.64 sq. m)