



Willow Bank | Sproxtton, York

A delightful three bed detached dormer bungalow situated within a quiet residential village, located a mile and a half outside the ever popular market town of Helmsley.

- Three bed dormer bungalow
- Three double bedrooms, bathroom and shower room
- Adjoining garage
- Sitting room, dining room, kitchen and conservatory
- Beautiful gardens to the front, side and rear

Guide Price £399,950



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GROUND FLOOR

ENTRANCE HALL

19'8" x 4'9" (5.99m x 1.45m)

SITTING ROOM

15'5" x 13'11" (4.70m x 4.24m)

Fireplace with stone surround, marble hearth and timber mantle, dual aspect upvc double glazed bay windows, 2no. single radiators.

DINING ROOM

12'4" x 9'11" (3.76m x 3.02m)

upvc double glazed window to rear, single radiator.

BEDROOM 1

12'2" x 11'11" (3.71m x 3.63m)

upvc double glazed window.

BATHROOM

8'11" x 6'3" (2.72m x 1.91m)

Four piece suite comprising of panelled bath with chrome fittings, low flush wc, hand basin into vanity unit, shower cubicle, upvc double glazed window to the rear, extractor fan, and radiator.

KITCHEN

11'11" x 11'9" (3.63m x 3.58m)

Range of base and wall mounted units, stainless steel sink and drainer with chrome tap, electric oven and hob.

CONSERVATORY

10'7" x 7'2" (3.23m x 2.18m)

upvc double glazed on stone base with door to outside.

FIRST FLOOR

LANDING

BEDROOM 2

11'9" x 10'9" (3.58m x 3.28m)

upvc double glazed window to rear, single radiator.

BEDROOM 3

10'9" x 10'2" (3.28m x 3.10m)

skylight, single radiator.

SHOWER ROOM

Low flush wc, pedestal hand basin and shower cubicle, extractor fan, upvc double glazed window to rear.





TO OUTSIDE

Front driveway, with steps to front of house with herbaceous borders and established beech hedgerow, gardens wrap around the side to the rear which is lawned, with herbaceous borders, patio and a delightful southerly aspect. A shared driveway to side leads to further parking area with 2no. sheds.

SINGLE GARAGE

18'2" x 10' (5.54m x 3.05m)

Adjoining garage to side elevation with personnel door to rear, up and over door to the front. Oil storage tank to the side.

SERVICES

Mains water, drainage, electricity and oil fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

Freehold with vacant possession upon completion.

VIEWING

By appointment with the Agents, Helmsley office 01439 770232.

DIRECTIONS

Willow Bank is located centrally within the village of Sproxtun. Upon heading along the Main Street, the property is situated on the right hand side.

COUNCIL TAX BAND

We are verbally informed the property lies in Band D. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

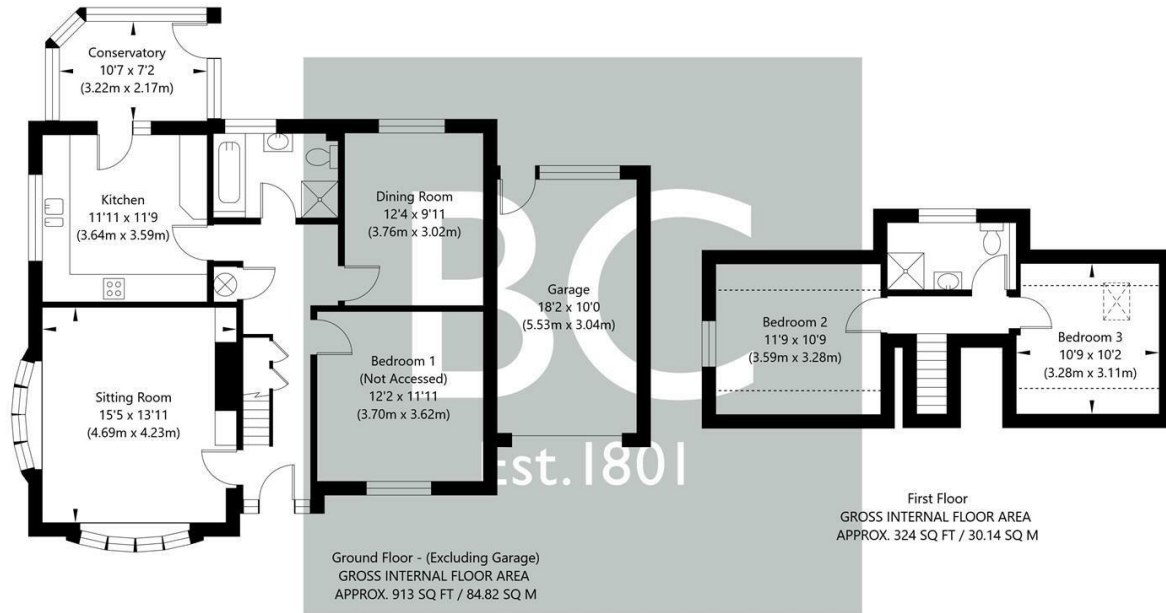
ENERGY PERFORMANCE RATING

Assessed in Band TBC. The full EPC can be viewed at our Helmsley Office.



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Sproxtton, York, YO62 5EF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1237 SQ FT / 114.96 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

Strictly by appointment with the agent

COUNCIL TAX BAND

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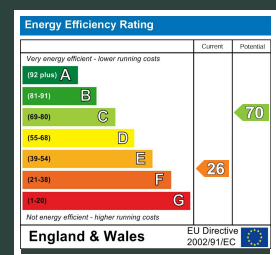
ENERGY PERFORMANCE RATING

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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