

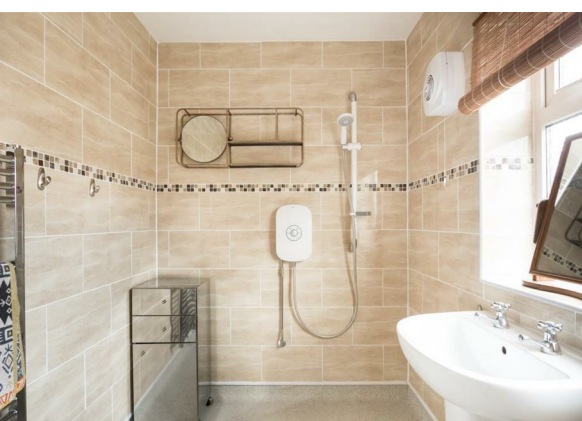


Marton Cum Grafton Guide Price £240,000

A surprisingly spacious 2 bedroom end of terrace property in one of the area's most sought after villages, enjoying an enviable elevated position and featuring a beautifully presented interior complemented by delightful gardens to both front and rear.

*** NO ONWARD CHAIN ***

Follow Stephensons on your favourite social media platforms for exclusive video content, pre-market teasers, off market opportunities and a head start on other house hunters by getting to see many of our new listings before they appear online. Find us by searching for [stephensons1871](#).



Inside

An entrance lobby with central staircase leads off into a 16'11" (5.16m) long dual aspect sitting room with feature fireplace recess and a 16'11" (5.16m) long triple aspect dining kitchen with a range of base and wall storage cupboards, freestanding appliance space and access out into the rear garden.

The first floor landing leads off into a principal bedroom with elevated rooftop views and rural glimpses, stylish shower/wet room and the original 2nd double bedroom which has been sub-divided to create a single bedroom and a study/home office.

Other internal features of note include night storage heating and double glazing.

Outside

Steps lead up to an elevated front garden which is mainly laid to lawn and a pathway to the side leads round to the delightful rear garden which is also mainly laid to lawn and includes a summer house and a small pond.

Energy Efficiency

The property's current energy rating is E (51) and has the potential to be improved to an EPC rating of B (85).

Services

We have been informed by the Vendor that all mains services are connected to the property with the exception of gas.

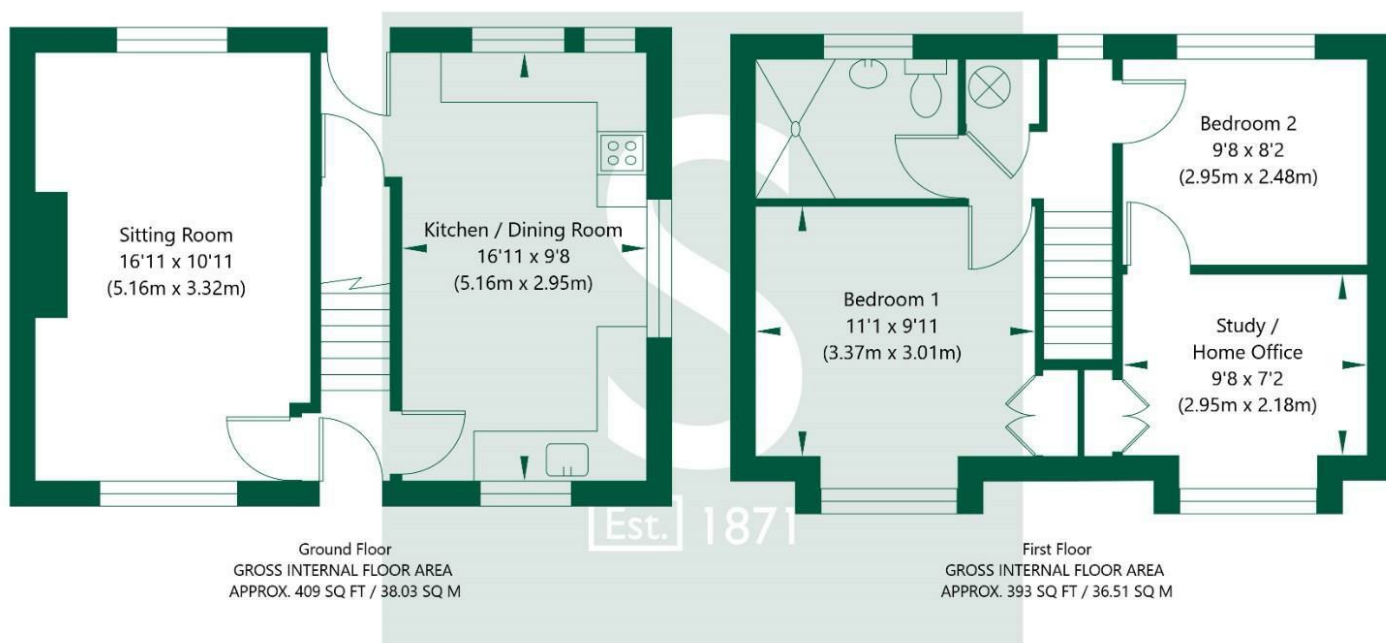
Tenure

We have been informed by the Vendor that the property is freehold.

Council Tax

This property is within North Yorkshire Council and the tax band is B.

Woodhill Cottages, Marton cum Grafton, York, YO51 9QD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 802 SQ FT / 74.54 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2024



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

