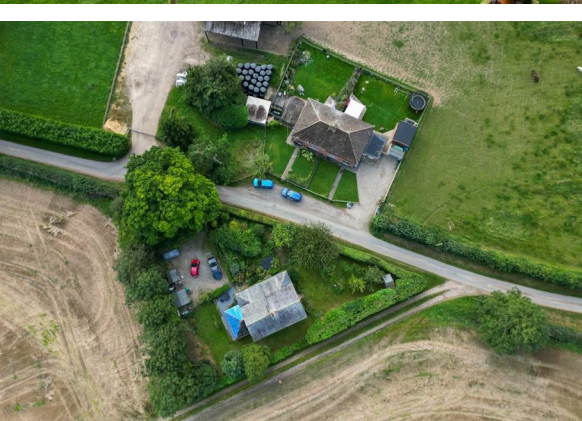


## Burton Grange, Helperby Guide Price £375,000

\*\*\* SPECTACULAR VIEWS \*\*\*

A fabulous 3 bedroom semi-detached property in a rural setting only 2.5 miles outside of both Boroughbridge and Helperby featuring extended ground floor living space and enjoying rural and a farmland views.





## Inside

Upon entering the property is a spacious reception hall with feature tiled flooring and ample storage space.

Located off the hallway is the sitting room which is generous in size with a feature recessed fireplace that acts as the focal point of the room. A large uPVC window to the front elevation provides views of the front garden and allows light to flood the room.

The impressively appointed dining kitchen is located to the rear of the property and has ample storage units with oiled oak preparation surfaces incorporating a stylish Belfast sink. The kitchen has an electric range cooker which is available for sale via separate negotiation as well as space for a dishwasher and American style fridge/freezer. There is also a useful understairs pantry cupboard and an access door leading out to the rear garden.

Located off the kitchen is a useful utility room with further base and wall storage units. There are timber effect laminate worktops incorporating a 1 & 1/2 Smeg sink with drying area. The utility room also has space for washing provisions and is where the oil fired boiler is located. A convenient downstairs WC/cloakroom is positioned through the utility.

A good-sized second reception room, which is currently used as a playroom, completes the downstairs living accommodation. The room has recessed storage space and French doors to the rear elevation allowing for spectacular views of the rear garden and landscape beyond.

Stairs from the reception hall lead up to the first floor landing which features a walk-in linen storage cupboard and doors leading off into 3 good-sized and well-proportioned bedrooms (all with built-in storage and farmland views) and a stylish bathroom which comprises a three-piece suite including bathtub with waterfall showerhead, low flush WC, wash hand basin and heated towel rail.

Other internal features of note include double glazing and an oil fired central heating system.

## Outside

The front garden is mainly laid to lawn and there is a driveway that provides generous off road parking which leads up to a timber built shed/store.

The rear garden enjoys farmland views and is also mainly laid to lawn with a decked seating area and a fabulous timber built and insulated 157 sq cabin, ideal as an home office, workshop or studio which is available for sale via separate negotiation.

## Energy Efficiency

The property's current energy rating is D (66) and has the potential to be improved to an EPC rating of B (87).

## Additional Information

Tenure: Freehold

Services/Utilities: Electric and water are connected, and the property utilises oil for its central heating and a Klargestar septic tank.

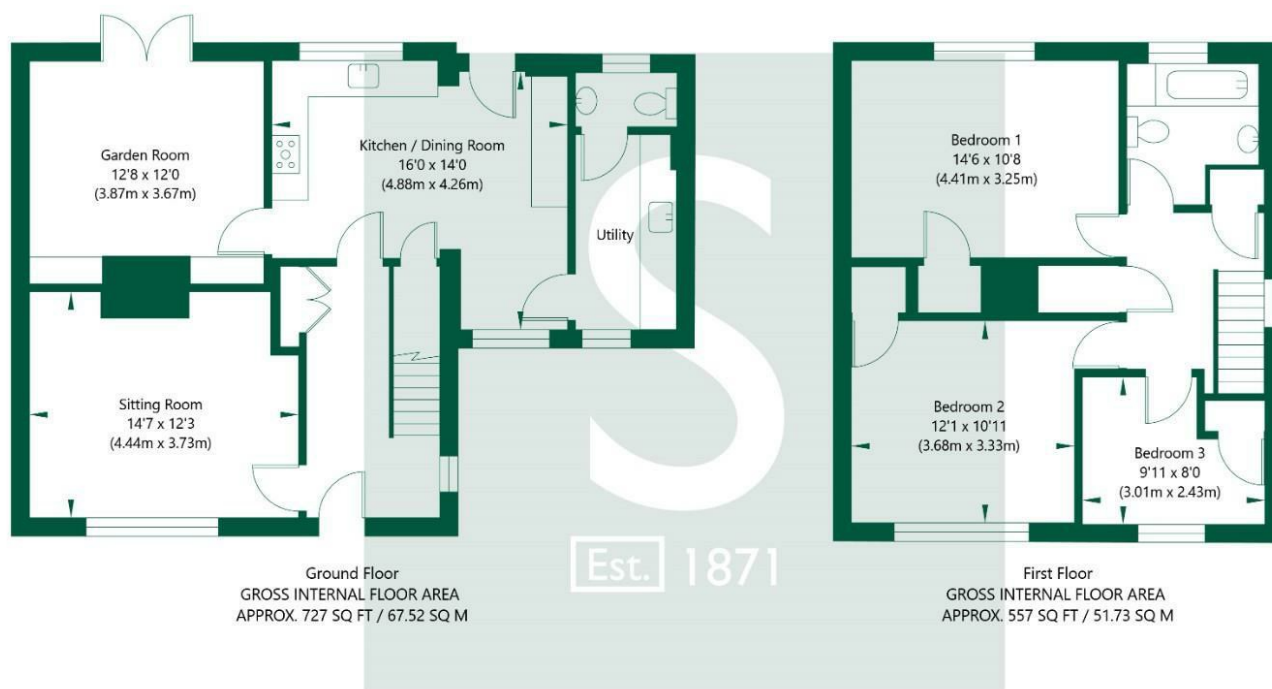
Broadband Coverage: Up to 40\* Mbps download speed

Council Tax: B - North Yorkshire Council

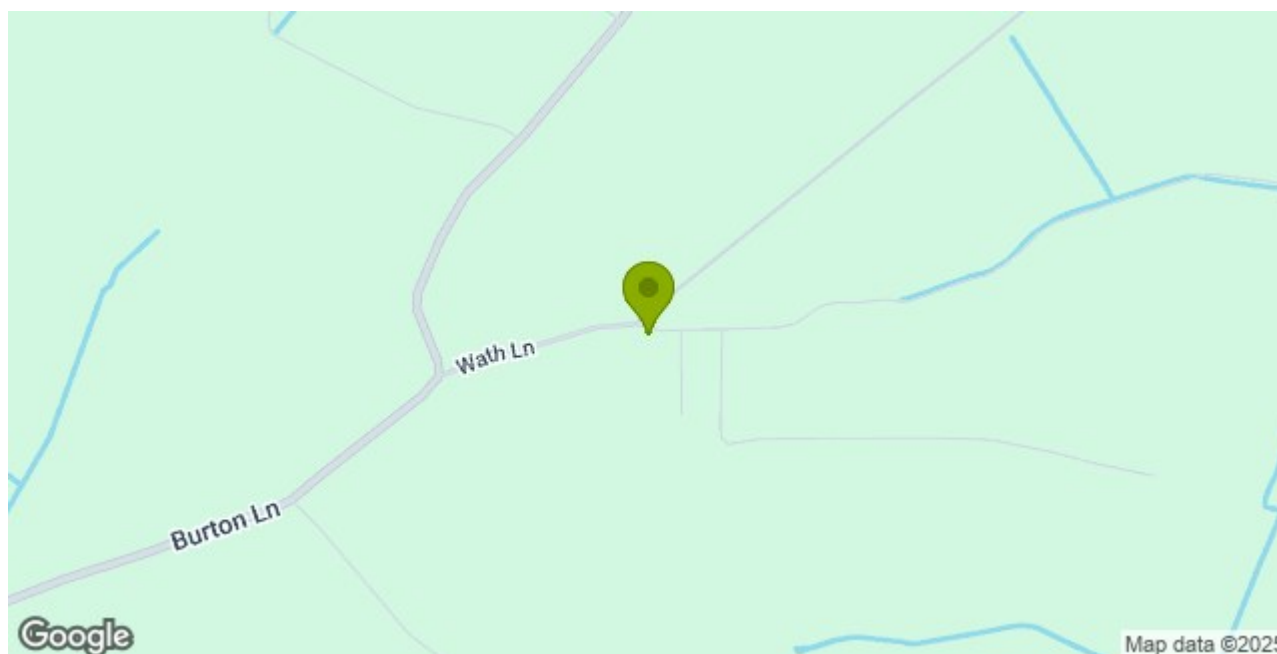
Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.

# Wath Lane Cottages, Burton Grange, Helperby, YO61 2RY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1284 SQ FT / 119.25 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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