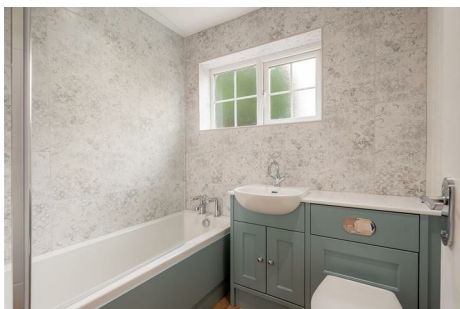


Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

GLENEIL WELBURN, YORK, YO60 7DX



- Stunning two bedroom bungalow
- Sought after village location
- Enclosed, landscaped garden
- Fully modernised throughout
- Quality fitted kitchen and bathroom
- Single garage to the rear

PRICE GUIDE £285,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

Set in the ever-popular village of Welburn, this fabulous bungalow has been thoughtfully and tastefully renovated to offer spacious, modern living.

Welburn is well placed for the A64 giving access to Malton, York and beyond whilst offering all the benefits of a rural village in one of North Yorkshire's most beautiful locations. The area is well served by local amenities including a much-celebrated village delicatessen and public house.

A light and airy entrance hall leads to a large reception room with feature fireplace and French doors opening on to the conservatory beyond. The kitchen is fitted with a range of modern units in an attractive muted tone and integrated appliances. Both bedrooms to the front of the property are well proportioned as is the bathroom which is fully tiled and boasts a wonderful modern suite including a bath with shower over.

Externally, the benefits include a pretty, landscaped low maintenance garden and single garage. Offered for sale with no forward chain, early viewing is essential.

General Information

Services: Mains water, electricity and drainage. LPG fuelled central heating.

Council Tax: We are informed by Ryedale District Council that this property falls in band C

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion. Offered for sale with no forward chain.

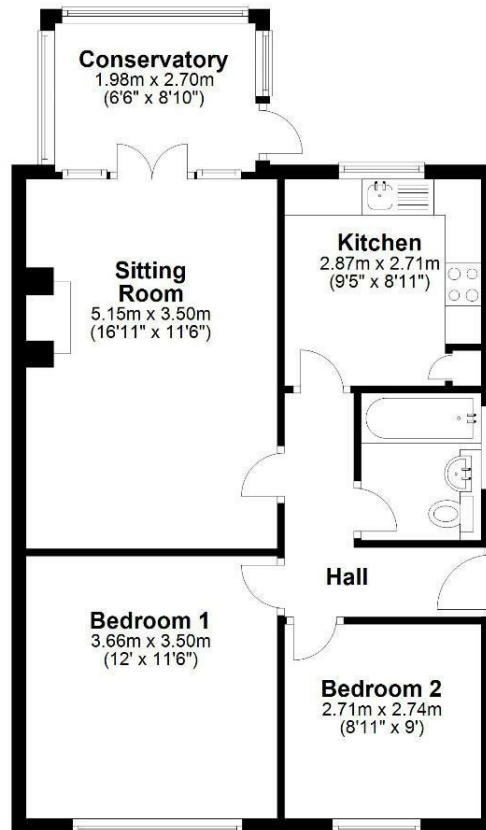
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



Accommodation

Ground Floor

Approx. 62.6 sq. metres (673.4 sq. feet)



Total area: approx. 62.6 sq. metres (673.4 sq. feet)

Gleneil, Welburn

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

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