



colin ellis

## Grange Way, Gristhorpe, YO14 9FF

Colin Ellis welcome to the market a NEWLY BUILT, FOUR bedroom DETACHED property set within the quaint village of Gristhorpe. This modern and well presented property offers a BAY FRONTED lounge, kitchen/diner with French doors leading outside, En suite to master bedroom, rear enclosed garden, drive and a GARAGE. NO ONWARD CHAIN.

\*\*SOME ROOMS HAVE BEEN DRESSED USING CGI\*\*

Guide Price £325,000



## DESCRIPTION

Briefly comprising of an entrance hall with storage cupboards, downstairs w/c, bay fronted lounge and a kitchen/diner with doors leading to the rear garden. The first floor offers four bedrooms, the master benefitting from ensuite and a family bathroom. Outside the front offers a drive and garage. The rear is an enclosed garden.

## ENTRANCE HALL

Built in cupboard, under stairs storage, frosted glass uPVC double glazed window, single radiator and power points.

## LOUNGE

*4.50 x 4.12 (14'9" x 13'6")*

Double radiator, uPVC double glazed window and power points.

## KITCHEN/DINER

*3.82 x 4.10 (12'6" x 13'5")*

Base, wall and drawer units, wood work top, integrated BOSCH oven and dishwasher, AEG hob, integrated fridge freezer, space for washing machine, sink/drain unit, mixer tap, uPVC double glazed window and doors to rear.

## WC

*1.06 x 1.47 (3'5" x 4'9")*

Basin with pedestal, low flush wc and single radiator.

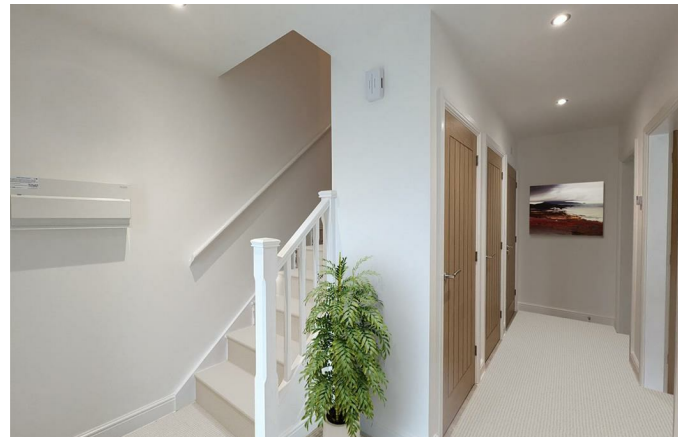
## LANDING

Loft access.

## BEDROOM ONE

*4.01 x 3.11 (13'1" x 10'2")*

Power points, single radiator and uPVC double glazed bay window.



## EN-SUITE

2.32 x 1.08 (7'7" x 3'6")

Basin with pedestal, low flush wc, electric shower cubicle, uPVC double glazed window and ladder radiator.

## BEDROOM TWO

3.38 x 3.62 (11'1" x 11'10")

Single radiator, uPVC double glazed window and power points.

## BEDROOM THREE

2.92 x 1.84 (9'6" x 6'0")

Single radiator, uPVC double glazed window and power points.

## BEDROOM FOUR

1.65 x 3.22 (5'4" x 10'6")

Single radiator, uPVC double glazed window and power points.

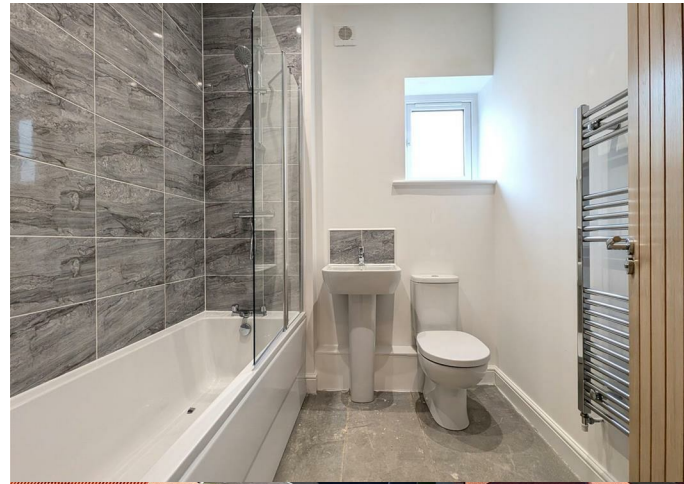
## BATHROOM

2.04 x 1.91 (6'8" x 6'3")

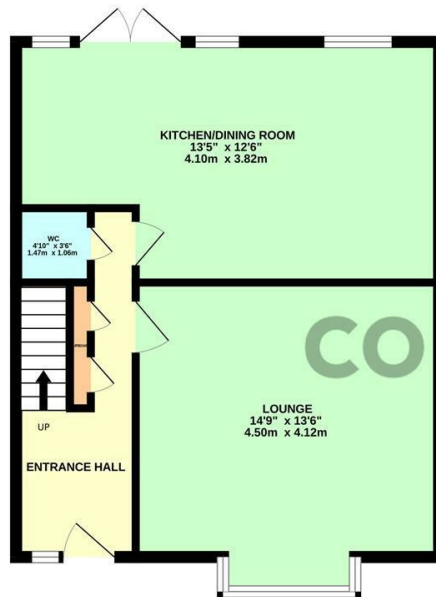
Panel bath, basin with pedestal, low flush wc, shower over bath and uPVC double glazed window.

## OUTSIDE

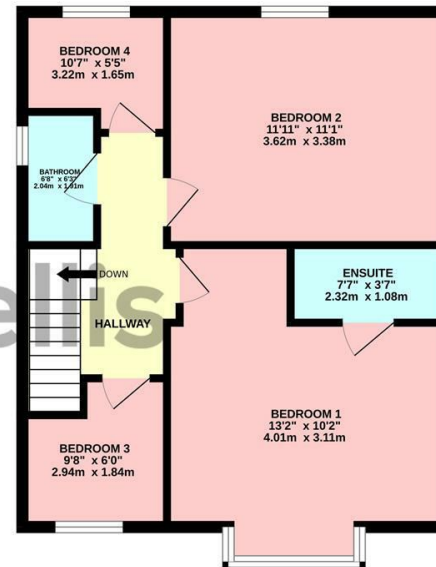
Rear patio and lawn, driveway, garage and car charging point.



GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Grange Way - 18656169**  
**Council Tax Band - New Build**  
**Tenure - Freehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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