

# Mark Stephenson's

ESTATE & LETTING AGENTS



## Nelson Grange Barton Le Willows, York, YO60 7PD

£575,000

- Extending to over 2400 sqft internally
- Five bedrooms and three bathrooms
- Mature front and rear gardens
- Lovely open aspects to the front
- Generous double size garage
- Offered for sale with no chain
- Excellent ground floor living space
- Approx mid way between York & Malton

# Nelson Grange , Barton Le Willows YO60 7PD

Nelson Grange is a modern, double-fronted, detached family house situated on the edge of this attractive Conservation village with lovely open aspects at the front. Extending to over 2400 sqft with excellent living space whilst having five bedrooms and three bathrooms upstairs. The village is only about a mile east of the main A64 Leeds - Scarborough road, making for easy access not only to York and Malton, but also to Leeds and the other commercial centres of West Yorkshire. There is a railway station at nearby Malton which links with the main line at York with regular services to London (King's Cross).



Council Tax Band: G



## Location

The village of Barton-le-Willows lies on the edge of the Howardian Hills AONB, almost middle way between Malton to the northeast and the City of York to the southwest. The A64 Leeds - York - Scarborough trunk is approx one mile away from the village allowing good access to the East Coast, York, the West Riding and the motorway network. York can be reached by train from Malton in less than half an hour from where London can be reached in approx two hours.

## Services

Mains water, electricity and drainage. Oil fired central heating system.

## Reception hallway

## Cloakroom/WC

## Sitting room

Front and side facing windows.

## Dining room

Front and side facing windows.

## Study

French doors leading outside.

## Breakfast room

Rear facing window.

## Kitchen

The fitted country kitchen includes an island unit, granite worktops and a range cooker and comes with a large utility room adjacent. The tiled

floor continues through to the breakfast room which provides ample space to accommodate a family-sized table and enjoys an outlook across the garden.

## Utility room

## First floor landing

## Bedroom 1

The principal bedroom suite enjoys far-reaching views south across green pastures towards a distant band of woodland. It comes with a dressing room and separate shower room.

## Dressing room & En-suite

## Bedroom 2

## Bedroom 3

## Bedroom 4

## Bedroom 5

## Bathroom

## Outside space/gardens

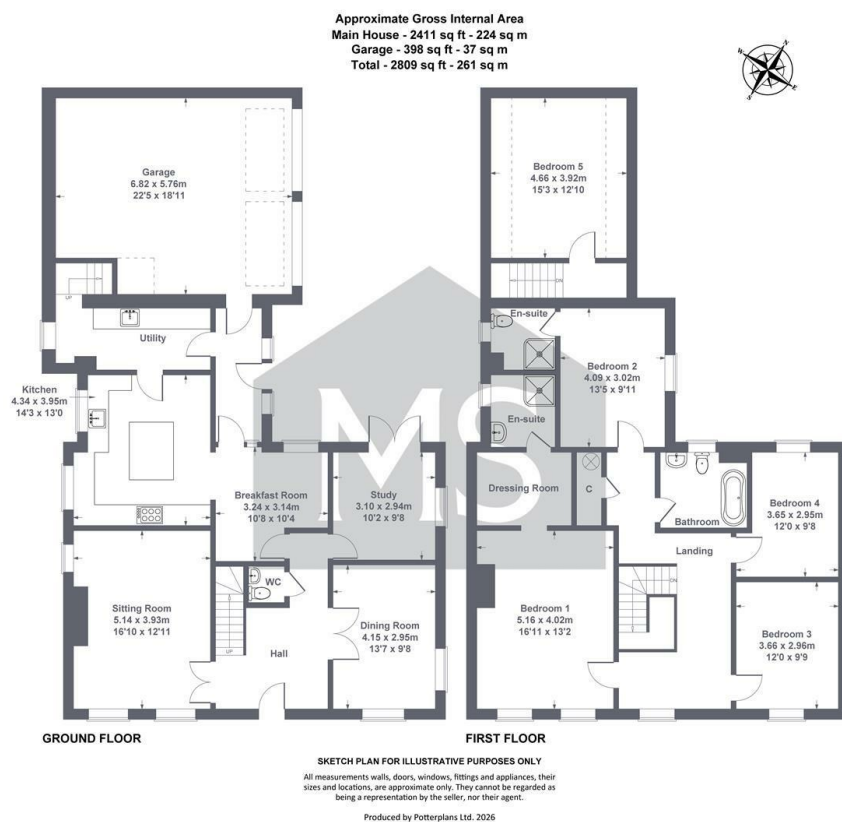
Timber gates open to a block paved driveway that bypasses the house on the eastern boundary and sweeps around to the garage at the back, providing ample space for parking. The large, integral garage has two bays, power, light and electric doors.

The house and front garden are enclosed by a post and rail fence lined with a well-established hedge. Generous in proportions, the front garden is private and south facing, largely laid to lawn and with silver birch and willow trees. The rear garden is walled on all sides and also laid to law; abutting the house is a flagged terrace.

Double garage  
22ft 5 X 18ft 11







## Directions

From the village green, follow the signpost indicating 'Howsham 2, Leavening 5' following the road round the left bend, Nelson Grange is on the left hand side overlooking the open fields.

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

G

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</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 |         |           |
|                                             | 65      | 79        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |