

Rounthwaite **R&W** Woodhead

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

48 CRAMBECK VILLAGE, WELBURN, YORK, YO60 7EZ



- Spacious detached home
- Well presented throughout
- Well placed for access to York and Malton
- Four bedrooms, bathroom and en suite
- Popular village location
- Gardens, garage and driveway parking

PRICE GUIDE £350,000

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

This spacious detached property is set in a popular village which is well placed for access to York and Malton yet offers the many benefits of a rural location. Crambeck Village is a pretty village with a sense of community and boasts shared facilities for residents including tennis courts and fishing rights with access to wonderful walking and picturesque countryside as well as being within walking distance of Welburn with its popular bakery / cafe and pub and falls within catchment for Malton School.

Improved by the current owners and well-presented throughout, this ideal family home offers spacious, flexible accommodation. To the ground floor, there is a wonderful open plan kitchen with dining and seating areas overlooking the rear garden. There is an additional reception room, utility room and wc. There are four bedrooms, house bathroom and en-suite shower room to the first floor.

Externally, the benefits include enclosed gardens which are mainly laid to lawn, garage, and ample driveway parking.

General Information

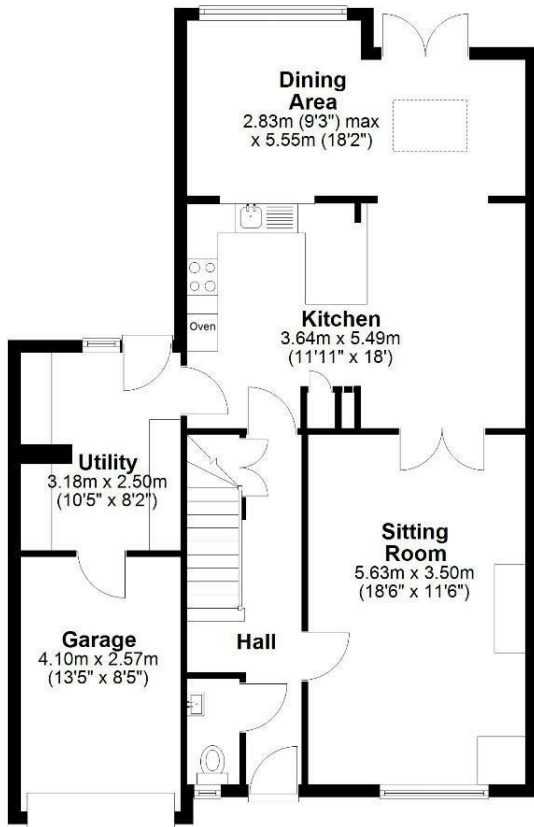
Mains Electricity, water and drainage - LPG central heating - Management Fee of £20pcm payable for use of communal facilities and maintenance.



Accommodation

Ground Floor

Approx. 85.0 sq. metres (915.0 sq. feet)



First Floor

Approx. 51.1 sq. metres (549.7 sq. feet)



Total area: approx. 136.1 sq. metres (1464.6 sq. feet)

48 Crambeck Village

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	69
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		
England & Wales		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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