

WILLOW RIDGE KIRBY GRINDALYTHER



A spacious three-bedroom detached house enjoying open views as well as large gardens and off-street parking in a peaceful Wolds village.

Dining hall, guest cloakroom/utility, sitting room, kitchen diner with pantry, first floor landing, three double bedrooms & house shower room.

Oil-fired central heating & uPvc double-glazing.

Gravelled parking & good-sized gardens on all sides.

View across open fields to the front.

Would benefit from some updating but offers great potential.

GUIDE PRICE £300,000

Willow Ridge is a traditional detached house, which occupies a good-sized plot with lovely open views to the front. The property might now benefit from some updating, but offers great potential to extend, if required, subject to securing any necessary consents.

The accommodation amounts to almost 1,200sq.ft and briefly comprises dining hall, guest cloakroom/utility, sitting room, kitchen diner with pantry, first floor landing, three double bedrooms and a shower room. Central heating is oil-fired and windows are uPvc double-glazed.

Built of brick, beneath a concrete tile roof, the house dates from 1975 and is tucked away from the main body of the village, enjoying lovely views across open fields to the front. There is gravelled parking to the front, and lawned gardens wraparound three sides of the property, offering plenty of space to extend, if required. The overall plot amounts to approximately 0.19 acres or thereabouts.

Kirby Grindalythe is a quiet, rural village set amidst the rolling countryside of the Yorkshire Wolds. Primary schooling is available in the neighbouring village of West Lutton and a comprehensive range of local amenities can be found in the nearby market towns of Malton and Driffield (9 miles and 10 miles respectively). Willow Ridge is tucked away in an almost hidden position at the eastern edge of the village, accessed via a private roadway, and from where there is easy access to a public footpath.

ACCOMMODATION

DINING HALL

2.9m x 2.8m (min) (9'6" x 9'2")

Staircase to the first floor. Understairs cupboard. Door and casement window to the front. Radiator.



GUEST CLOAKROOM / UTILITY

1.8m x 1.8m (5'11" x 5'11")

Low flush WC and wash basin. Automatic washing machine point. Casement window to the side.

SITTING ROOM

6.2m x 3.6m (20'4" x 11'10")

Open fire with stone surround, hearth and oak mantel. Television point. Casement windows to the front and rear. Two radiators.



KITCHEN DINER

4.8m x 3.0m (max) (15'9" x 9'10")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Electric cooker point. Dishwasher point. Oil-fired central heating boiler. Casement window to the rear and stable door to the side. WALK-IN PANTRY measuring 1.3m x 1.0m.





FIRST FLOOR

LANDING

Loft hatch. Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the side and to the front on the half-landing.

BEDROOM ONE

4.7m x 3.0m (15'5" x 9'10")

Fitted wardrobe. Casement window to the rear. Radiator.



BEDROOM TWO

3.8m x 3.0m (12'6" x 9'10")

Casement window to the rear. Radiator.



BEDROOM THREE

3.6m x 3.0m (11'10" x 9'10")

Casement window to the front. Radiator.



SHOWER ROOM

2.9m x 2.0m (max) (9'6" x 6'7")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Wall-mounted fan heater. Casement window to the front. Radiator.



OUTSIDE

The front of the house faces east and enjoys views across open fields. Good sized gardens wrap around the house and are mostly laid to lawn, along with a variety of mature shrubs. Directly in front of the house is a gravelled parking area.



GENERAL INFORMATION

Services:	Mains water and electricity. Septic tank drainage. Oil-fired central heating.
Council Tax:	Band: B (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO17 8DB.
EPC Rating:	Current: E52. Potential: C71.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.

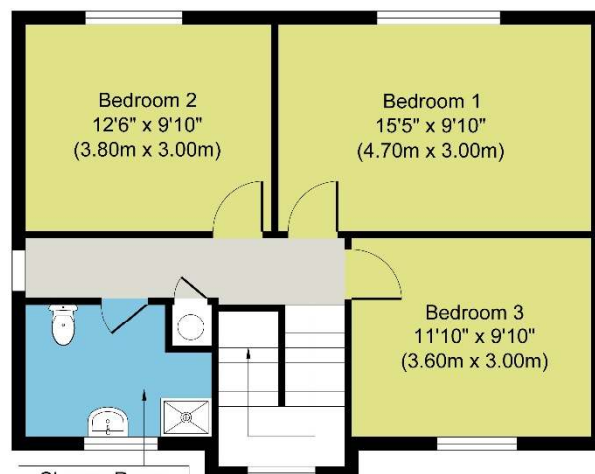
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Pantry
4'3" x 3'3"
(1.30m x 1.00m)



WC
5'11" x 5'11"
1.80m x 1.80m)

Ground Floor
Approximate Floor Area
624 sq. ft
(57.94 sq. m)



Shower Room
9'6" x 6'7"
(2.90m x 2.00m)

First Floor
Approximate Floor Area
576 sq. ft
(53.53 sq. m)



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