





14 Elm Grove

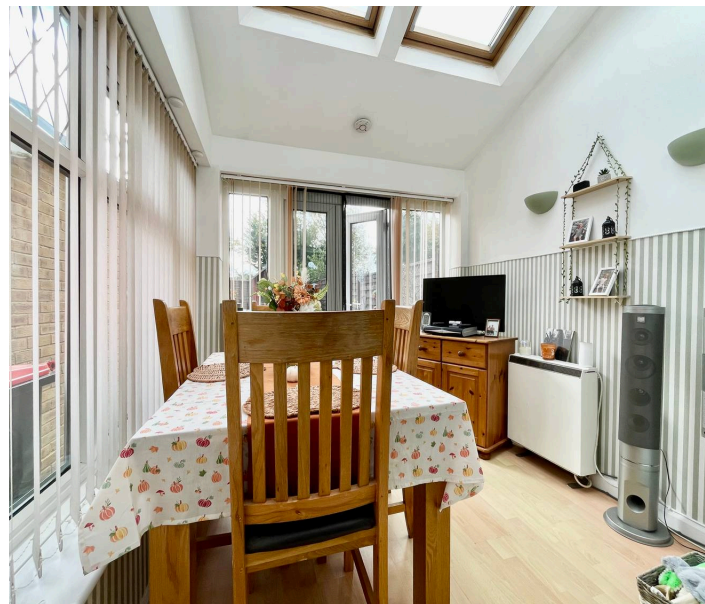
Sherburn, Malton

- Well Presented and spacious Semi detached House
- Three bedrooms plus modern bathroom
- Generous Lounge and conservatory
- Double glazing and electric heating
- Garage and Off street parking
- Gardens to the front and rear
- Village location with easy access to Scarborough and York

We are delighted to present this well-presented and spacious three bedroom semi-detached house, perfectly situated in a desirable village location with convenient access to both Scarborough and York. This home offers a thoughtfully designed layout, featuring a generous lounge that flows seamlessly into a bright conservatory, creating an inviting space ideal for family living or entertaining guests. The modern kitchen is complemented by contemporary fittings and ample storage, while the bathroom serves the three bedrooms.

Each of the three bedrooms is well proportioned, offering comfort and flexibility for families or those seeking additional space for a home office or guest room. Enhanced by double glazing and electric heating, the property ensures a warm and energy-efficient environment throughout the year. Additional benefits include a garage and off-street parking, providing practicality and peace of mind for busy households.

The property has pleasant gardens to both the front and rear. Located in a charming village setting, this property combines the tranquillity of rural life with excellent connectivity to local amenities and major transport links. Early viewing is highly recommended to fully appreciate the quality and appeal of this delightful family home.





Entrance Hall

Lounge

14' 9" x 13' 1" (4.50m x 4.00m)

Conservatory

9' 2" x 8' 2" (2.80m x 2.50m)

Kitchen

9' 10" x 8' 0" (3.00m x 2.45m)

Bedroom 1

11' 10" x 8' 2" (3.60m x 2.50m)

Bedroom 2

9' 10" x 8' 0" (3.00m x 2.45m)

Bedroom 3

7' 10" x 7' 3" (2.40m x 2.20m)

Bathroom

Garage

Single garage with up and over door

Please Note:

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

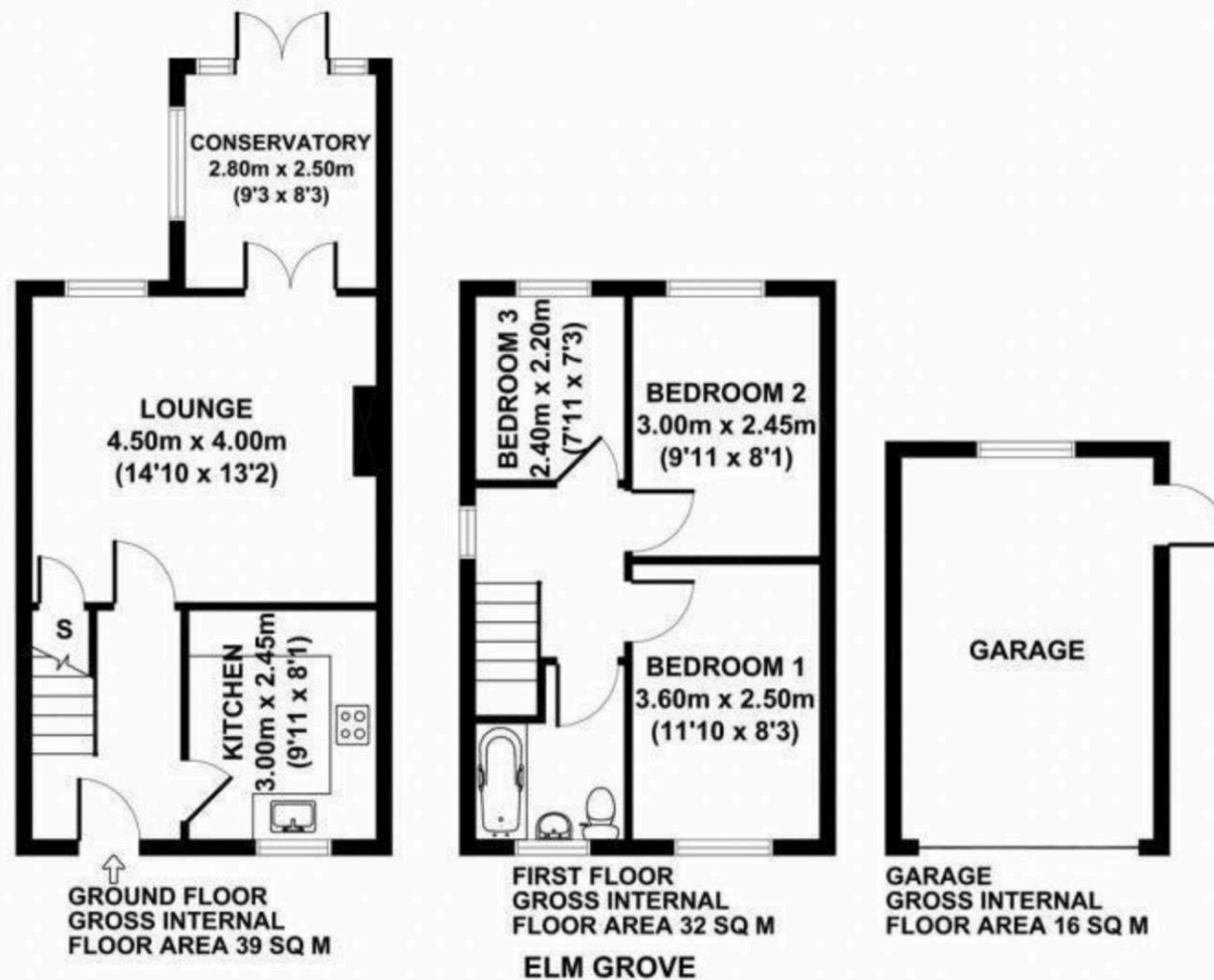
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





APPROX. GROSS INTERNAL FLOOR AREA 87 SQ M / 936 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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