

Rounthwaite **R&W** Woodhead

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

THE CEDARS CHURCH LANE, WELBURN, YORK, YO60 7EG



- **A DETACHED 3 BEDROOM CHALET STYLE HOUSE**
- **SPACIOUS ELEVATED SITE**
- **GARAGE AND LOVELY GARDEN**
- **RIPE FOR IMPROVEMENT/EXTENSION**
- **GROUND FLOOR BEDROOM AND BATHROOM**
- **DESIRABLE VILLAGE LOCATION**

PRICE GUIDE £325,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

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www.rounthwaite-woodhead.com

Description

The Cedars stands in a quiet cul de sac to the edge of this much sought after village close to Castle Howard. The property requires modernisation but offers great potential to reconfigure/extend (subject to necessary consents). The fine position and attractive site certainly warrant an improvement scheme to the property. The accommodation comprises: Entrance hall, sitting room, kitchen, bedroom 1, conservatory, shower room. First floor 2 additional bedrooms and cloakroom.

Outside there is a single garage and driveway, parking and good sized gardens which are largely down to lawn and bordered by mature shrubs, established herbaceous borders and high hedging.

The village of Welburn lies within the Howardian Hills National Landscape (formerly know as Area of Outstanding Natural Beauty) approximately 1 mile from the magnificent Castle Howard and Aboretum. The village has the benefit of a public house, bakery, a village hall (hosting various events), church and well regarded Primary School. There are many local walks on public footpaths and bridleways around the village.

The A64 Leeds Scarborough trunk route is within a mile of the village giving good access to the East coast, the City of York and the motorway network beyond.

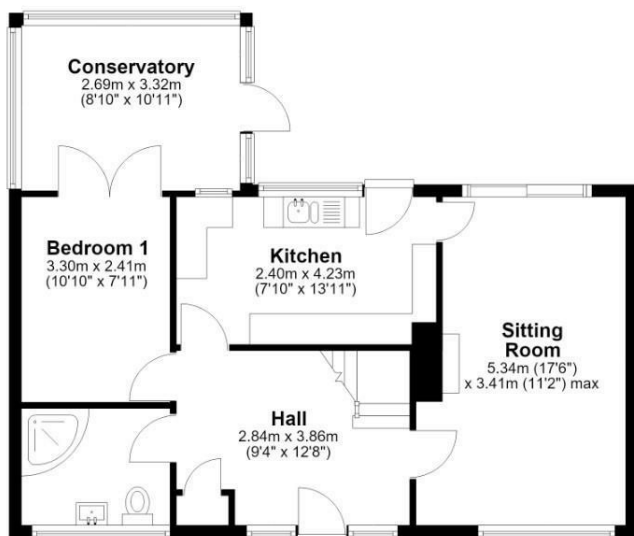
General Information



Accommodation

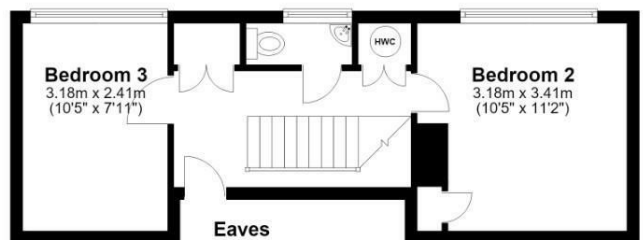
Ground Floor

Approx. 62.5 sq. metres (672.4 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.5 sq. feet)



Total area: approx. 92.8 sq. metres (998.9 sq. feet)
The Cedars, Welburn

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		
England & Wales		
EU Directive 2002/91/EC		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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