



colin ellis

Grange Way, Gristhorpe, YO14 9FF

LAST PLOT REMAINING set within the quaint village of Gristhorpe. This modern and well presented property offers a BAY FRONTED lounge, kitchen/diner with French doors leading outside, En suite to master bedroom, rear enclosed garden, drive and a GARAGE. NO ONWARD CHAIN.

SOME ROOMS HAVE BEEN DRESSED USING CGI

Guide Price £325,000



DESCRIPTION

Briefly comprising of an entrance hall with storage cupboards, downstairs w/c, bay fronted lounge and a kitchen/diner with doors leading to the rear garden. The first floor offers four bedrooms, the master benefitting from ensuite and a family bathroom. Outside the front offers a drive and garage. The rear is an enclosed garden.

ENTRANCE HALL

LOUNGE

4.5 x 4.1 (14'9" x 13'5")

Double radiator, uPVC double glazed window, power points and tv point.

KITCHEN/DINER

6.9 x 3.8 (22'7" x 12'5")

Base, wall and drawer units, wood work top, integrated BOSCH oven and dishwasher, AEG hob, integrated fridge freezer, extractor hood, sink/drain unit, mixer tap, uPVC double glazed window and doors to rear, double radiators and power points.

WC

1.4 x 1.0 (4'7" x 3'3")

Basin with pedestal, low flush wc and single radiator.

LANDING

Loft access.

BEDROOM ONE

4.3 x 4.0 (14'1" x 13'1")

Single radiator, uPVC double glazed window, and power points.



EN-SUITE

2.3 x 1.0 (7'6" x 3'3")

Basin with pedestal, low flush wc, electric shower cubicle, uPVC double glazed window and ladder radiator.

BEDROOM TWO

3.6 x 3.4 (11'9" x 11'1")

Single radiator, uPVC double glazed window and power points.

BEDROOM THREE

3.2 x 2.0 (10'5" x 6'6")

Single radiator, uPVC double glazed window and power points.

BATHROOM

2.0 x 1.8 (6'6" x 5'10")

Panel bath, basin with pedestal, low flush wc, shower over bath, uPVC double glazed window and ladder radiator.

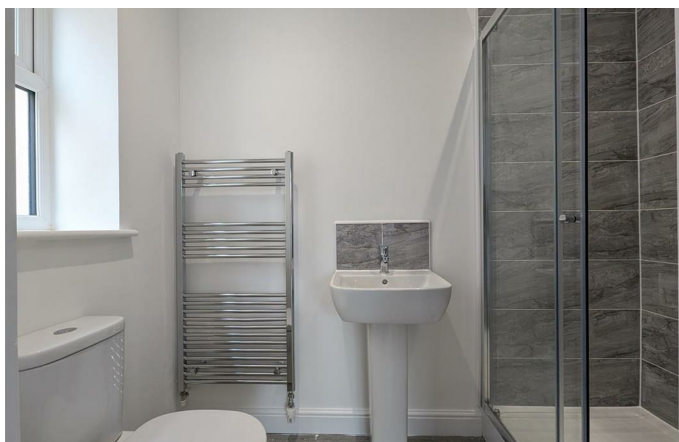
BEDROOM FOUR

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

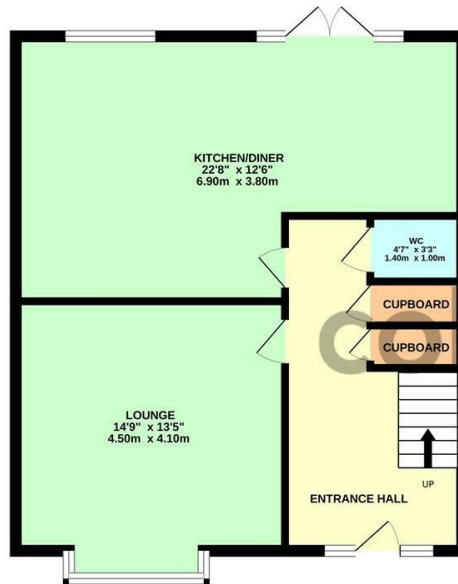
Single radiator, uPVC double glazed window and power points.

OUTSIDE

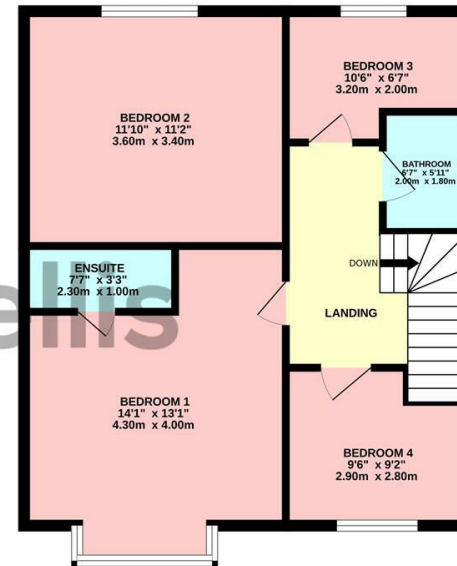
Rear patio and lawn, driveway, garage and car charging point.



GROUND FLOOR
583 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1168 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Grange Way - 18656163

Council Tax Band - E

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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