

Mark Stephenson's

ESTATE & LETTING AGENTS



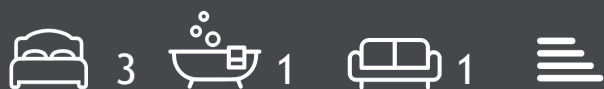
4 Chestnut Avenue, Welburn, York, YO60 7EH

£249,500

- Substantial family house
- Modern oil central heating system
- Fitted kitchen with WC off
- Far reaching views to the rear
- Large mature garden plot
- Generous parking space
- uPVC double glazed throughout
- Three good sized bedrooms
- Single garage

4 Chestnut Avenue, Welburn YO60 7EH

A mature family home on the approach into this highly sought after village just off the A64 allowing fast access both to Malton and York. The hallway leads into a front facing lounge whilst at the rear the dining kitchen is well fitted and leads into a rear hall area with WC. Upstairs there are three good bedrooms and a family shower room. The gardens are extremely well established and of a particularly generous size at the rear taking advantage of the delightful open views towards the Howardian Hills in the distance. There is a modern oil fired central heating system, uPVC double glazing, good driveway parking and a detached single garage.



Council Tax Band: B



General information

The village of Welburn lies within the Howardian Hills Area of Outstanding Natural Beauty only a short distance from the magnificent Castle Howard and the Arboretum. This friendly village has the benefit of a public house, bakery/coffee shop, a well-supported village hall, a church and well regarded Primary School. The market town of Malton is just 4 miles away with a variety of shops and good eating establishments.

Services

Mains supply of water, electricity and drainage.
Oil fired central heating from a modern system.
Mains gas is not available in the village.

Hallway

Front door, radiator, stairs to the first floor.

Rear hall area

Side external door, door into the kitchen, door into the WC

WC

Two piece suite, rear window, radiator.

Lounge

Generous main reception room with front facing window, radiator, tiled fire place with electric fire set within. For many years we understand a working fire was in operation which should be possible to reinstate.

Dining kitchen

With a matching range of units, built in oven and hob, plumbing for washer and dishwasher, rear window, radiator.

First floor landing

Side window, hatch to the loft space.

Bedroom 1

Front window, radiator.

Bedroom 2

Rear window, large built in cupboard formerly the airing cupboard, further built in cupboard, radiator.

Bedroom 3

Rear window, built in cupboard, radiator.

Shower room

Front window, radiator, walk in double size shower, WC and wash hand basin.

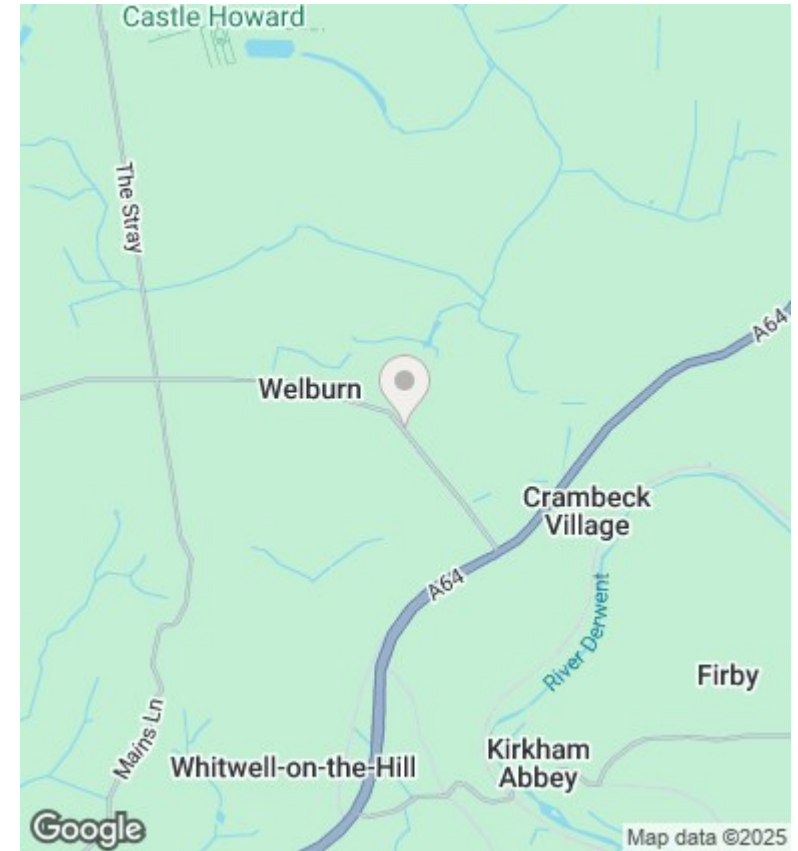
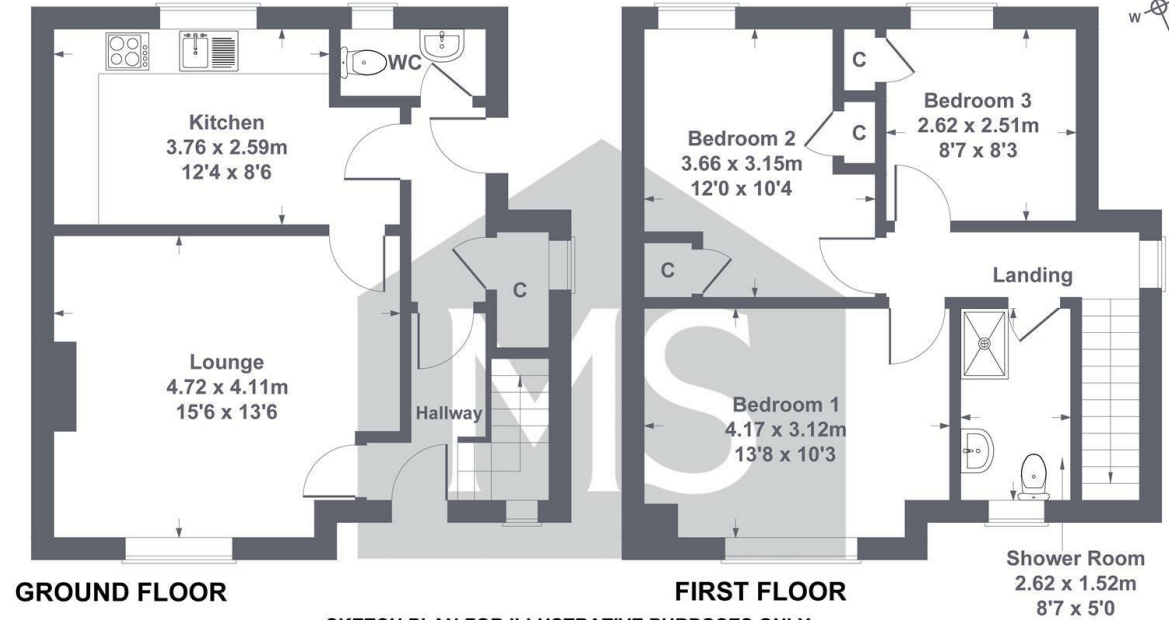
Outside front

Mature garden and borders with generous area of block paving.

Outside rear

At the immediate rear stands the externally sited oil fired modern boiler. One of the original sheds houses a modern oil tank, further storage shed. The rear garden is a particular feature of a generous size enjoying unspoilt and uninterrupted views onto rolling farmland/countryside. Garden shed and greenhouse at the very bottom of the plot.

Approximate Gross Internal Area 922 sq ft - 86 sq m



Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

B

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