



CRAVEN-HOLMES
SALES, LETTINGS AND PROPERTY MANAGEMENT
01423 329 014
WWW.CRAVEN-HOLMES.CO.UK
FOR SALE

1 Church Lane
Marton Cum Grafton, York, YO51 9QX

Guide price £230,000



IN NEED OF A COMPLETE RENOVATION WITH GREAT POTENTIAL
THREE BEDROOMS, TWO RECEPTION ROOMS HOUSE BATHROOM
POPULAR VILLAGE LOCATION WITH GOOD AMENITIES
CASH PURCHASE ONLY DUE TO THE CONSTRUCTION
LARGE PLOT, WITH AMPLE PARKING AND GARAGE



Description

Presenting a rare and thrilling opportunity to acquire a charming semi-detached house set on a generously sized plot. This freehold property is offered with vacant possession, inviting you to envision the possibilities ahead. While it requires a comprehensive modernisation scheme, the potential for transformation is substantial.

The residence boasts a long, private driveway with ample off-road parking, making it perfect for families or those who enjoy entertaining. The expansive gardens offer a serene outdoor space, ideal for relaxation or gardening enthusiasts, all nestled in the highly desirable location of the picturesque Marton Cum Grafton.

Arranged over two spacious storeys, this home features an abundance of living areas, allowing for flexible reconfiguration tailored to your personal preferences. With its prime location and significant potential, this property is an exciting canvas for your future aspirations.

Location

This property is superbly situated in the heart of a highly sought-after village, boasting excellent amenities such as a primary school, church, pub, and village shop and post office. The well known pub, excellent village shop are all within a couple of minutes walk and the very active village is renowned for its annual Open Gardens spectacle

Its prime location offers convenient access to the A1M, providing direct links to Yorkshire's commercial centers and beyond. Additionally, it's strategically positioned for easy reach of the market towns of Boroughbridge and Knaresborough. The historic city of York and the fashionable spa town of Harrogate are both comfortably within driving distance, offering a plethora of facilities and schooling options.

Agents Note

THIS PROPERTY IS OF NON-TRADITIONAL CONSTRUCTION, CASH BUYERS ONLY

Method of Sale: The house is offered for sale by private treaty;

Services: Mains electricity, drainage and water.

Fixtures and Fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by prior appointment through Craven Holmes, telephone 01423 329010

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Boroughbridge 3.5 miles Harrogate 10 miles Ripon 10 miles York 15 miles Leeds 28 miles

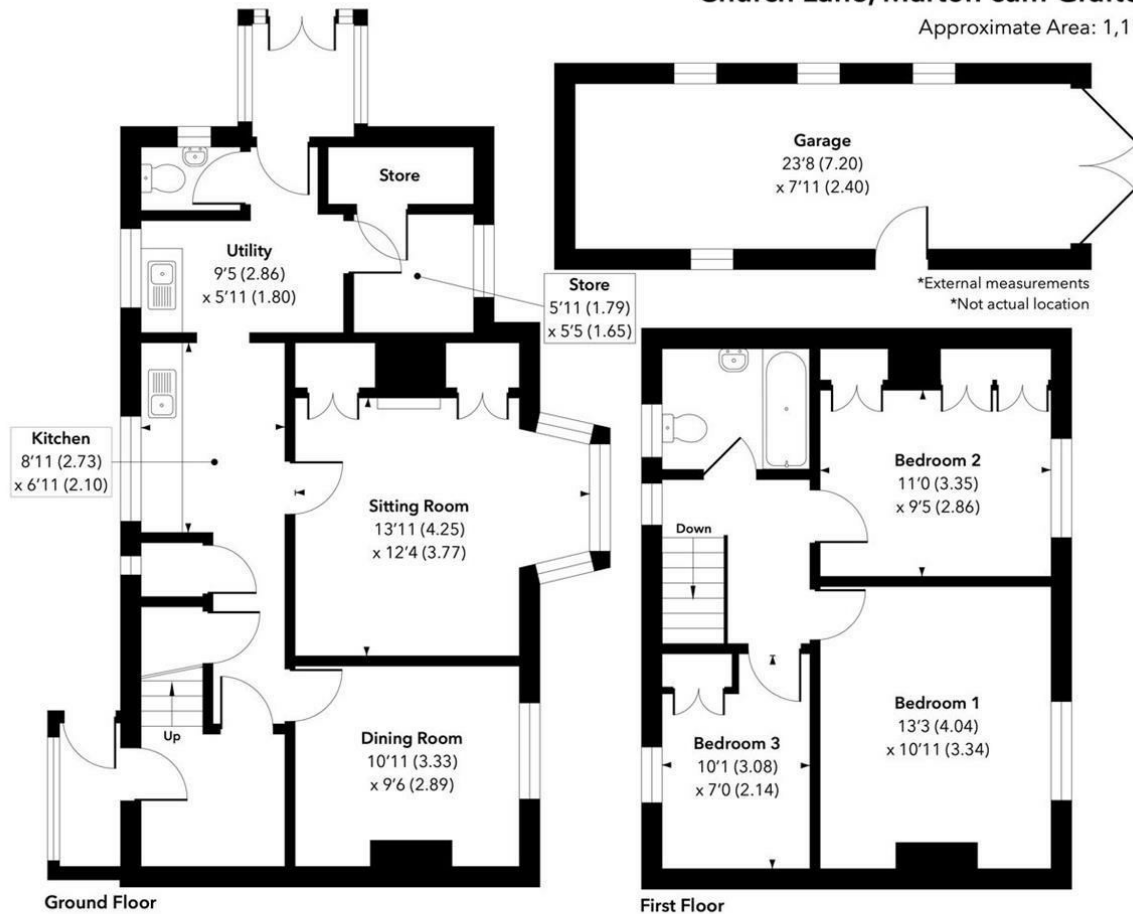
(All distances approximate)





Approximate Area: 1,112 sq ft / 103.3 sq m

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For illustrative purposes only. Not to scale. © Intelligent Property Marketing 2025
Pursuant to RICS Property Measurement 2nd Edition

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	8	23
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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	5	1
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

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