

Rounthwaite **R&W** Woodhead

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

WOOD VIEW WELBURN, YORK, YO60 7DX



- Three-bedroom period property in the highly sought-after village of Welburn
- Enclosed garden with range of traditional stone outbuildings
- Located within the Howardian Hills National Landscape
- Excellent opportunity for modernisation and improvement
- Rear access and off-street parking
- Close to Castle Howard, village amenities and A64 transport links

PRICE GUIDE £299,500

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

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

A three-bedroom period property in the highly sought-after village of Welburn, offering excellent scope for modernisation and improvement. The accommodation comprises an entrance hall, kitchen, dining room and sitting room to the ground floor, with three bedrooms and a house bathroom to the first floor.

Outside, there is an enclosed garden and a useful range of traditional stone outbuildings, providing potential for a variety of uses. Access and parking is available to the rear of the property.

An excellent opportunity to create a superb family home in a popular village location.

The village of Welburn lies within the Howardian Hills National Landscape (previously AONB) approximately 1 mile from the magnificent Castle Howard and Aboretum. The village also has the benefit of a public house, deli/café, a well-supported village hall (hosting various events), church and well regarded Primary School. There are lovely views to Castle Howard, the Pyramid and beyond. 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

Services: Mains water and electricity. Solid fuel heating with back boiler. Connection to mains drainage.

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

Council Tax: We are informed that the property lies in band C.

RESTRICTIVE COVENANTS:

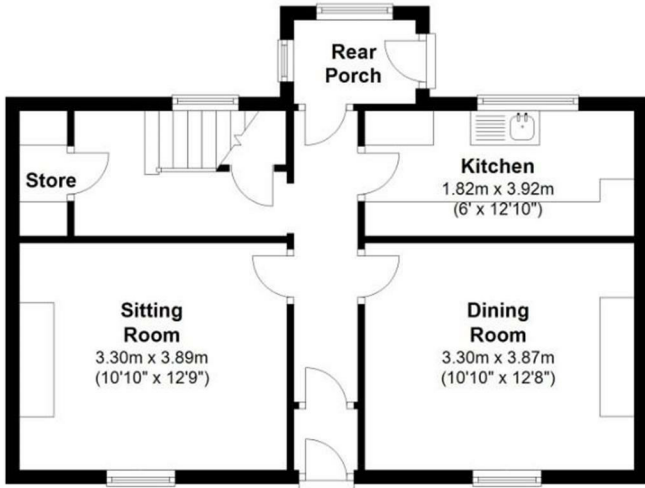
1. The purchasers and their Successors in Title will be required to obtain permission from the vendors to erect any structure or building on the property.
2. The property will be occupied as a single dwelling only.



Accommodation

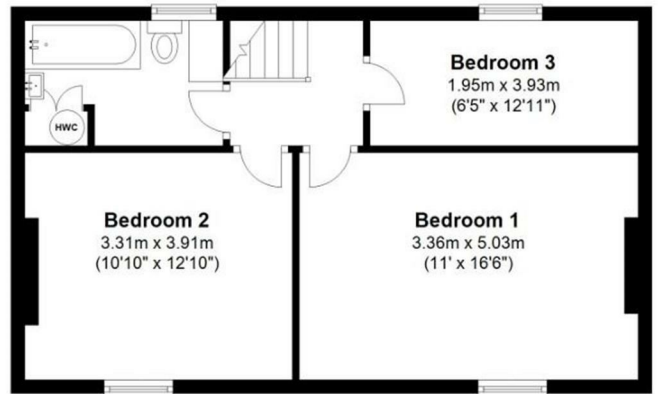
Ground Floor

Approx. 48.9 sq. metres (526.8 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.2 sq. feet)



Total area: approx. 95.6 sq. metres (1029.0 sq. feet)

Wood View, Welburn

Energy Efficiency 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	
Not energy efficient - higher running costs	
	57
	12
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

Rounthwaite **R&W** Woodhead