



## 17 Elm Grove

Sherburn, YO17 8PF

£825 Per Calendar Month





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Situated in the popular village of Sherburn, Malton, this newly renovated two-bedroom bungalow on Elm Grove offers a delightful blend of modern comfort and serene living. The property features a spacious reception room, providing ample space for relaxation and entertaining. The newly fitted kitchen is a highlight, equipped with contemporary appliances and stylish finishes. The bungalow boasts two well-proportioned bedrooms, perfect for a small family or those seeking a guest room or home office. The newly updated shower room adds a touch of luxury, ensuring convenience and comfort for all residents. One of the standout features of this property is the sunroom, which invites natural light and offers a lovely space to unwind while enjoying views of the low-maintenance garden. The outdoor area is designed for ease, allowing you to enjoy the beauty of nature without the burden of extensive upkeep. For those with vehicles, the property includes a garage and driveway parking, providing secure and convenient access. The village location enhances the appeal, offering a peaceful atmosphere while still being within reach of local amenities.

This bungalow is an ideal choice for anyone looking to embrace a relaxed lifestyle in a picturesque setting. With its modern renovations and thoughtful design, it is ready to welcome its new tenants.

- TWO BEDROOM SEMI DETACHED BUNGALOW
- LONG TERM TENANT PREFERRED
- BLOCK PAVED DRIVEWAY PARKING
- AVAILABLE TO LET JUNE/JULY
- LOW MAINTENANCE GARDENS
- POPULAR VILLAGE LOCATION
- NEWLY RENOVATED THROUGHOUT
- DETACHED GARAGE WITH ELECTRIC ROLLER DOOR
- EASY ACCESS TO THE A64

### Entrance into Breakfast Kitchen

A newly fitted kitchen with stainless steel sink and drainer unit, electric hob and oven, extractor hood, plumbed for washing machine, spots, coving and radiator. UPVc window to the front and side aspect and door to the side.

### Sitting Room

With leaded double glazed window to the front aspect, TV point, radiator and coving.

### Inner Hall

Loft access

### Shower Room

Newly fitted suite with walk in shower with rainfall head and separate attachment, low flush WC, pedestal hand wash basin, extractor light, spots, shaver point and mermaid board. UPVc window to the side aspect.

### Bedroom One

Double room with UPVc window to the rear aspect, radiator and coving.

### Bedroom Two

UPVc window to the side aspect, doors to the sunroom, radiator and coving.

### Sunroom

With double glazed windows, composite door to the side driveway and UPVc door to the rear garden.

### Garage

With electric roller shutter door, light and power and side access door.

### Exterior

To the front is a well stocked, low maintenance garden area with double gates leading to the block paved drive and garage. To the rear is a fully enclosed and secure paved garden with fenced off oil tank and fencing to the boundaries.

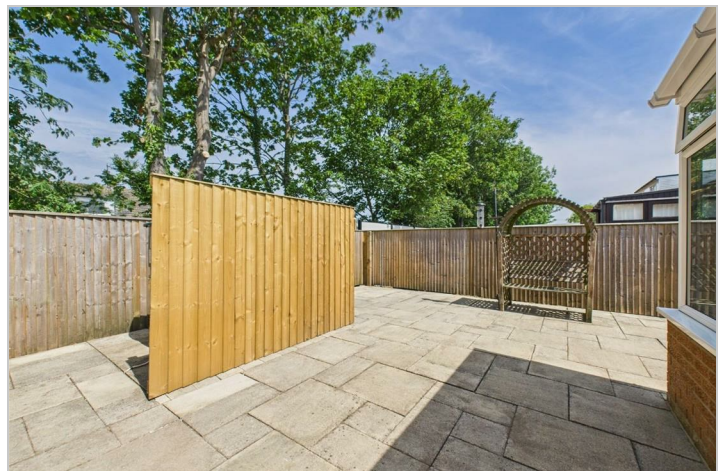
## Council Tax Band B

### Services

Mains connected to water, electric, drainage and oil central heating with new boiler.

### Sherburn

Sherburn is a thriving and friendly residential village located just off the A64. Eleven miles east is the seaside town of Scarborough and eleven miles west is market town of Malton; and serviced by the local Coastliner bus route. Nearby in Malton there is a train station with links to York, Scarborough, Manchester and Liverpool. Within the village there are a number of local amenities such as a village shop and a good junior school. At the end of Elm Grove there is a lovely walk just over the bridge which leads to a public footpath.



Road Map



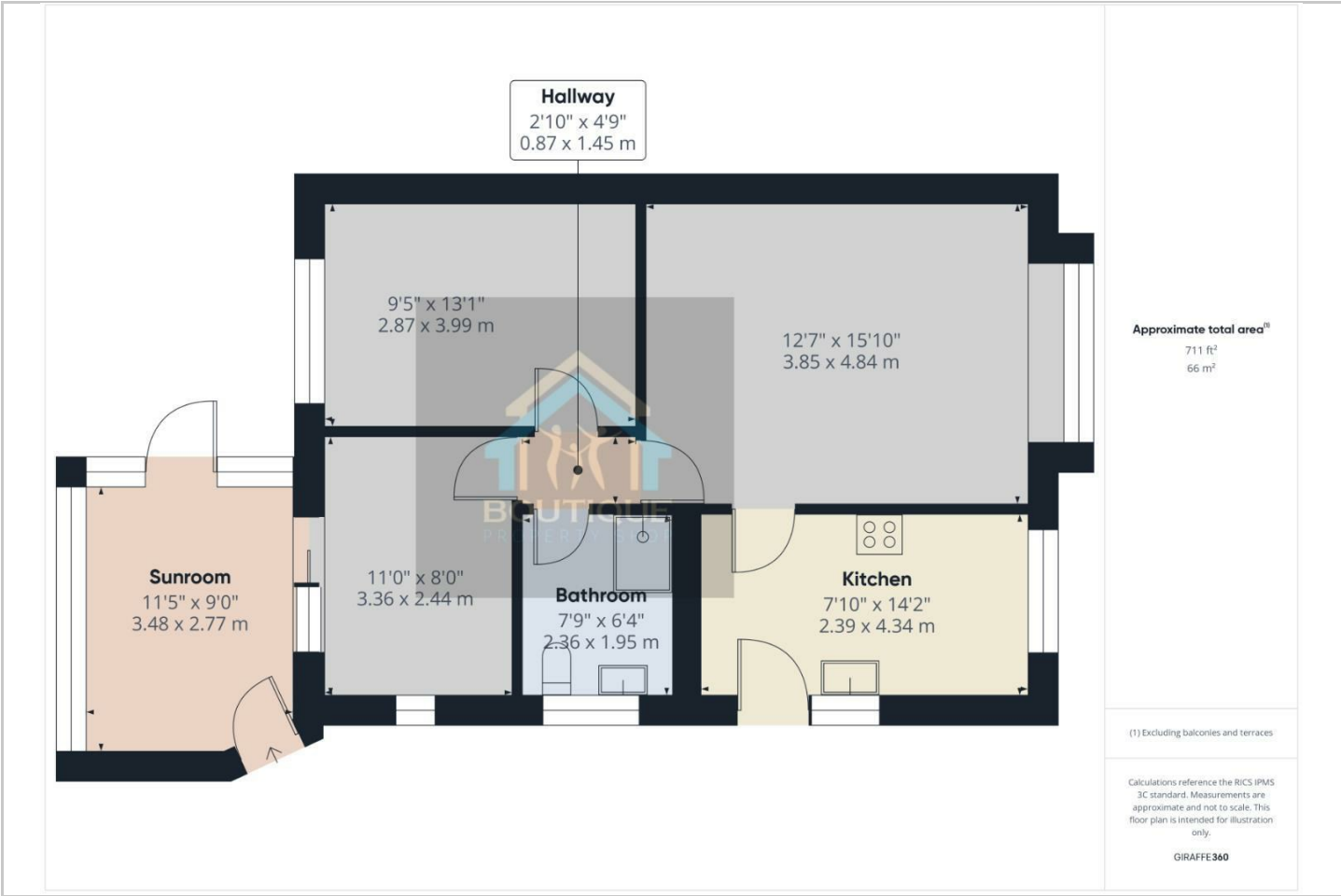
Hybrid Map



Terrain Map



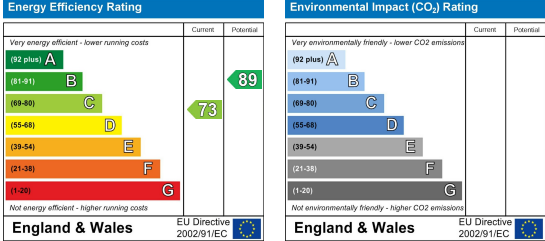
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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