

WILLOW GREEN

ESTATE AGENTS



**14 Elm Grove
Sherburn, YO17 8PF**

Guide price £210,000

Located in the vibrant and well-serviced village of Sherburn, this modern three-bedroom semi-detached home offers stylish and practical living with excellent access to both Scarborough and Malton. With local amenities including a shop, GP surgery, and various sports and community groups, it's a fantastic setting for families, first-time buyers, or those seeking village life with convenient connections.

The property is presented in move-in-ready condition and is offered with no onward chain. Inside, the layout is well designed for modern living, beginning with a welcoming entrance hall leading into a contemporary kitchen to the front, fitted with a range of modern units. To the rear, a spacious lounge opens via double-glazed doors into a bright conservatory, creating an ideal space for relaxing or entertaining.

Upstairs, there are three bedrooms, all served by a well-presented family bathroom with a white suite and shower over the bath. The home benefits from double glazing throughout, ensuring comfort and energy efficiency.

Externally, the property enjoys a low-maintenance front lawn, with a driveway to the side leading to a garage. The rear garden is also low maintenance, featuring a mix of lawn and gravel, with a personnel door from the garage providing convenient rear access.

This is a great opportunity to secure a modern home in a well-connected village location.

ENTRANCE HALL

UPVC double glazed door to the front aspect, power point, stairs to the first floor landing.

LOUNGE

14'9" x 13'1" (4.50m x 4.00m)



UPVC double glazed window to the rear aspect, UPVC double glazed patio doors to the rear giving access to the conservatory. TV point, electric storage heater, power points, understairs storage cupboard housing the fuse box.

CONSERVATORY

9'2" x 8'2" (2.80m x 2.50m)



UPVC double glazed windows to the side and rear aspect, UPVC door to the rear giving access to the rear garden, power points.

KITCHEN

9'10" x 8'0" (3.00m x 2.45m)



UPVC double glazed window to the front aspect, range of wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric oven with four ring induction hob, extractor hood, space for washing machine, space for dishwasher, space for under the counter fridge, tiled flooring.

FIRST FLOOR LANDING

UPVC double glazed window to the side aspect, power point, loft access.

BEDROOM ONE

11'9" x 8'2" (3.60m x 2.50m)



UPVC double glazed window to the front aspect, fitted wardrobes, electric storage heater, power points.

BEDROOM TWO

9'10" x 8'0" (3.00m x 2.45m)



UPVC double glazed window to the rear, electric storage heater, power points.

BATHROOM



UPVC double glazed window to the front aspect, white

three piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with shower over, electric storage heater.

BEDROOM THREE

7'10" x 7'2" (2.40m x 2.20m)



UPVC double glazed window to the rear aspect, electric storage heater and power points.

GARAGE



Brick built with doors to the front window to the rear and personnel door to the side, power points and light.

REAR GARDEN



Side gated access to the rear garden laid to lawn with patio area, gravelled area.

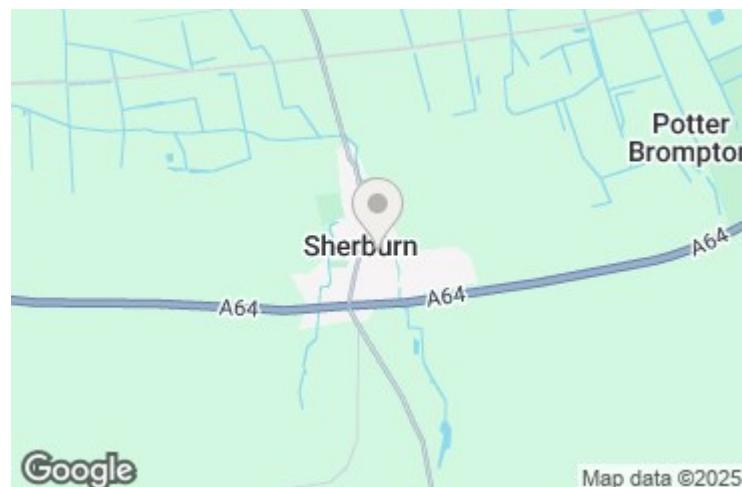
FRONT GARDEN

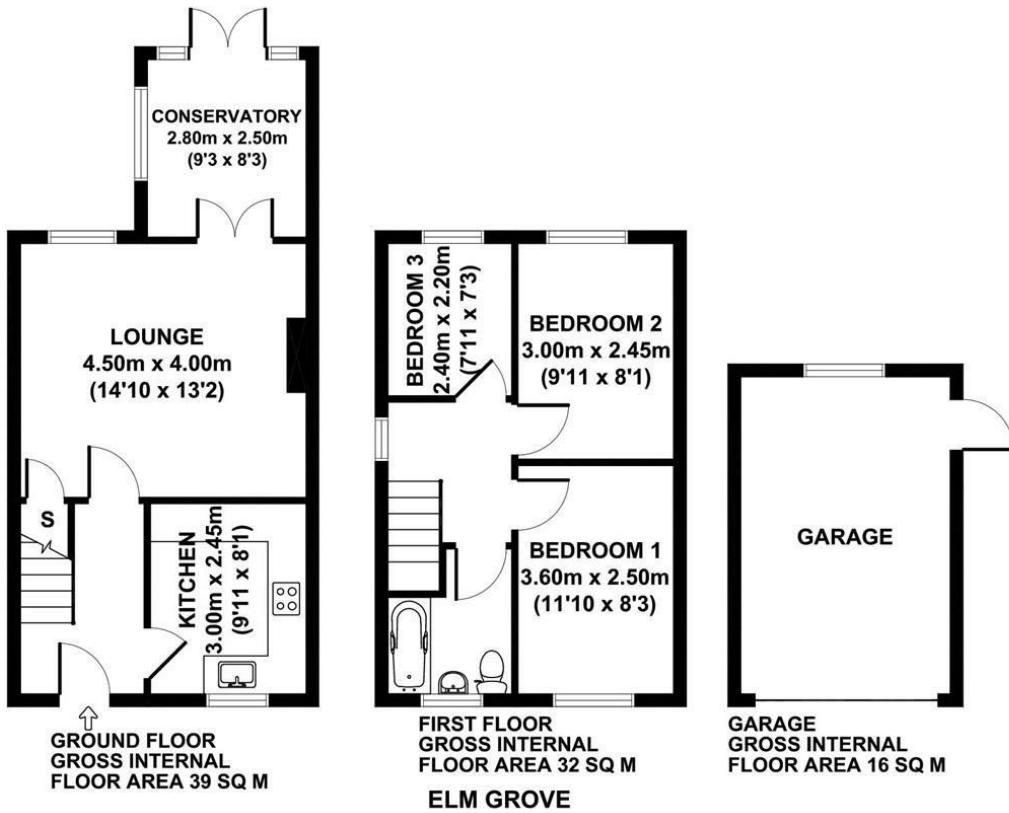


Front garden laid to lawn with driveway to the side leading to the detached garage, ample off street parking for numerous vehicles.

COUNCIL TAX BAND B

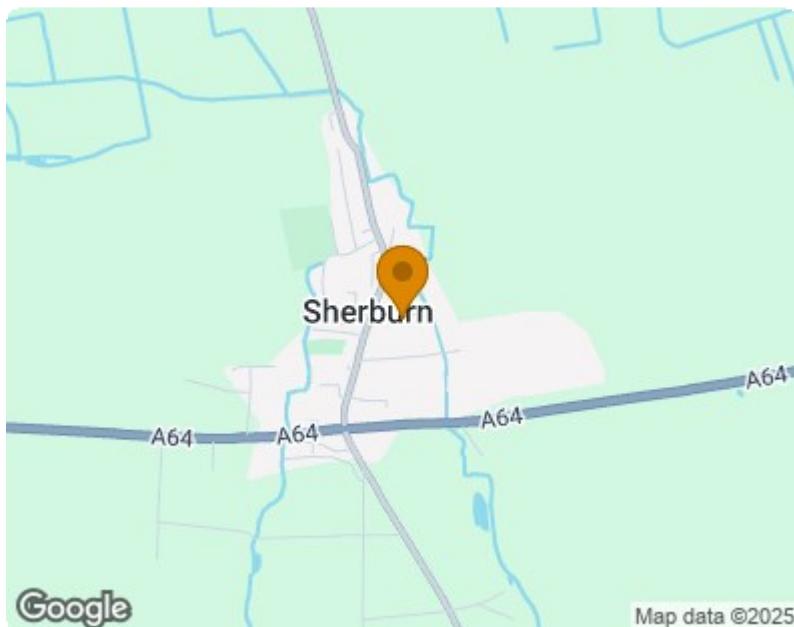
EPC BAND D





APPROX. GROSS INTERNAL FLOOR AREA 87 SQ M / 936 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



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			
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	



01653 916 600 | enquiries@willowgreenestateagents.co.uk
6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398