



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

### Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



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# WILLOWGREEN

## ESTATE AGENTS



## 15, Chestnut Avenue, Welburn, North Yorkshire, YO60 7EH

### Offers in excess of £299,950

15 Chestnut Avenue is a four bedroom family home in a idyllic location with amazing views across the Howardian Hills. Extended and renovated by the current owners in 2019 the property is located on the outskirts of this sought after village with easy access onto the A64 towards both York and Malton.

The original property has been extended to the side and provides four bedrooms at first floor level with stylish house bathroom, two reception rooms and a dining kitchen to the ground floor along with a utility/cloakroom room, plus large entrance porch which has been thoughtfully designed to create a boot room. The family room has a beautiful bay window and a feature fireplace as the focal point and a second reception room providing access to the rear garden and spectacular views. The garden to the front and rear is lawned and there is ample parking to front.

Welburn is a popular village situated within the Howardian Hills Area of Outstanding Natural Beauty and within close proximity to Castle Howard. Fantastic countryside walks on your door step, located only a mile West from the A64 Malton trunk road it is only 5 Miles from Malton town and around 12 miles to York with its shops, restaurants and railway station and popular Food Markets. The village itself benefits from a newly refurbished reputable Gastro Pub The Crown & Cushion and popular bakery/café. Primary school and active Village Hall which are all within walking distance of this property. There are many walks locality along public footpaths and bridleways in lovely Howardian Hills countryside and numerous other recreational and sporting pursuits within close proximity.

EPC RATING E





**ENTRANCE PORCH**  
UPVC door to front aspect with side glazed window, window to side aspect, wood style flooring, power points, coat and boot storage.

**RECEPTION ROOM**  
13'10" x 10'4" (4.24 x 3.15)  
Fully glazed window and door to rear aspect onto garden patio, wood style flooring, radiator and power points.

**HALLWAY**  
Power points, radiator

**UTILITY/CLOAKROOM**  
Window to rear aspect, tiled flooring, base and wall units with roll top worksurfaces, stainless steel sink and drainer with mixer tap, tiled splashback, plumbing for freestanding washing machine, boiler, low flush WC.

**FAMILY ROOM**  
10'11" x 10'7" (3.33 x 3.25)  
Bay window to front aspect, radiator, power points, TV point, built in alcove shelving, feature fireplace with open fire.

**KITCHEN/DINING ROOM**  
20'9" x 10'9" (6.35 x 3.30)  
Windows to front and rear aspects, range of wall and base units with laminate worktops, tiled splashback, stainless steel sink and tap, single electric oven, electric hob, integrated extractor, space for freestanding dishwasher, space for fridge/freezer, tiled flooring, radiator, power points, walk in pantry.

**FIRST FLOOR LANDING**  
Window to rear aspect, power points. Loft access - boarded out for storage and plug-in electric lights fitted, fixed timber drop- down ladder.” Size is 22’4” x 10’1” (to purlins.

**BEDROOM ONE**  
19'10" x 10'4" (6.05 x 3.15)  
Large dormer picture windows to front and rear aspect with far reaching views across open fields, radiator, power points, dressing room area with bespoke fitted wardrobes installed in 2021, loft access.

**BEDROOM TWO**  
11'8" x 10'11" (3.58 x 3.33)  
Window to front aspect with views across the woods to Castle Howard Mausoleum, radiator, power points

**BEDROOM THREE**  
11'8" x 10'11" (3.58 x 3.33)  
Window to front aspect with views across the woods to Castle Howard Mausoleum, power points, radiator

**BEDROOM FOUR**  
9'3" x 7'6" (2.82 x 2.31)  
Window to rear aspect, power points, radiator, storage cupboard

**HOUSE BATHROOM**  
Window to rear aspect, low flush WC, wash handbasin with vanity, enclosed bath with shower over, part tiled, extractor fan, heated towel rail, built in linen cupboard.

**PARKING**  
Ample parking and turning point, tarmac drive

**GARDEN**  
The garden is well established mainly laid lawn, pond, raised beds, mature trees and hedge border, shed, ample parking & views across the Howardian Hills.  
Back garden – sheltered Indian stone flagged patio, side access gate, outside tap, electric power point, lighting, south west facing

**COUNCIL TAX BAND B**  
Ryedale District Council

**SERVICES & ADDITIONAL INFORMATION**  
Oil heating (oil tank in garden), mains drains.  
Timber clad and brick extension completed in 2019, with rear zinc clad feature dormer window

**LOCAL OCCUPANCY CLAUSE**  
Occupancy Restrictions apply: Housing Act 1985, Section 157 (1) and (2)

