

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(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	55	58
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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

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



**Yew Tree Cottage, Welburn,
North Yorkshire, YO60 7ED**

Guide price £350,000

Yew Tree Cottage is a fabulous two bedroom stone built cottage set within the heart of this sought after village with easy access onto the A64 towards both York and Malton.

The property had upgrades in 2008 by the previous owners to include re-roof, damp proof and re-plastering.

The current owners have recently redecorated and re-carpeted to create attractive living accommodation with a mix of both period and contemporary fittings. With the benefit of central heating the property comprises; entrance hall, lounge, fabulous large feature dining kitchen with vaulted ceiling, ground floor bedroom/study, landing, two double size bedrooms and a recently upgraded shower suite. Front garden with single car parking space.

Attractive walled lawned rear garden, plus paddock and recently gravelled driveway rear access which the neighbouring properties do have access across.

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.

EPC Rating E



ENTRANCE HALL

Door to front aspect, stone tile flooring, power points, cupboard housing Boiler, radiator.

SITTING ROOM

10'7" x 11'1" (3.23 x 3.40)

Window to front aspect, recently installed wood vinyl flooring, feature fireplace (blocked but can be opened), radiator, power points, TV point, radiator, stairs to first floor landing.



STUDY

9'8" x 7'8" (2.95 x 2.35)

Window to rear aspect, recently installed wood vinyl flooring, power points, radiator, alcove storage cupboards.



KITCHEN/DINING ROOM

19'0" x 10'3" (5.81 x 3.14)

French doors and windows to rear aspect, window to front aspect, vaulted ceiling with exposed beams (listed), tile flooring, range of base and wall units, space for Range cooker, extractor hood, integrated fridge/freezer, integrated washing machine, stainless steel sink and drainer with mixer tap, power points, radiator. (Lights by separate negotiations).



FIRST FLOOR LANDING

Recently installed carpets

BEDROOM ONE

10'5" x 11'3" (3.20 x 3.43)

Window to front aspect, recently installed carpet, power points, radiator



BEDROOM TWO

9'9" x 7'10" (2.98 x 2.39)

Window to rear aspect, power points, radiator.

BATHROOM

Window to rear aspect, recently installed walk in shower with power shower, low flush WC, wash hand basin with vanity unit, part tiled walls, tiled flooring, extractor fan.

GARDEN

Rear garden with raised patio area, laid lawn with shrubs and raised beds, outside tap, gate leading to next garden/land.



PARKING

One parking space at front (area is shared with Yew Tree House), rear access with two spaces

LAND

The current purchased this land separately from the previous owners.

COUNCIL TAX BAND C

TENURE

Freehold.

SERVICES

LPG gas, mains water & drainage.

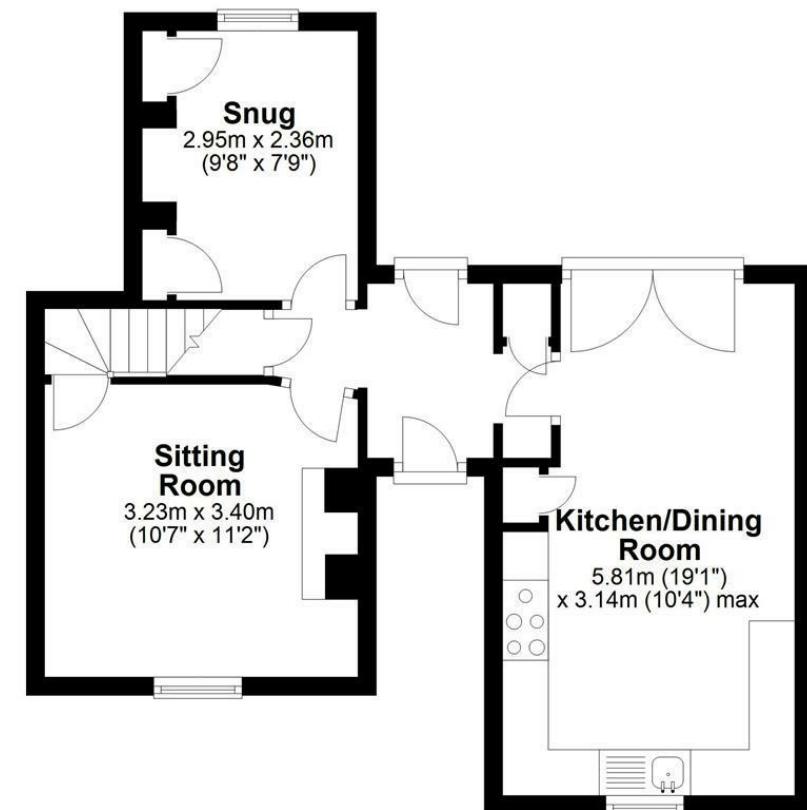
ADDITIONAL INFO

LISTED



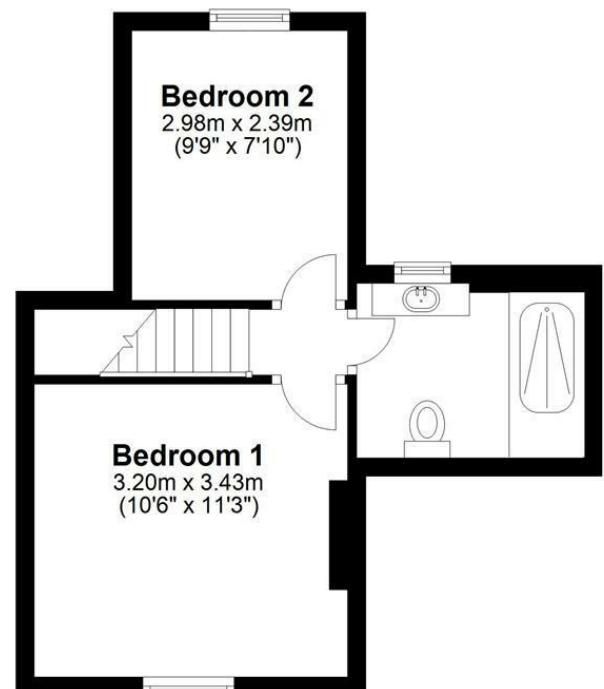
Ground Floor

Approx. 41.9 sq. metres (450.9 sq. feet)



First Floor

Approx. 25.9 sq. metres (278.8 sq. feet)



Total area: approx. 67.8 sq. metres (729.8 sq. feet)

Yew Tree Cottage, Welburn