

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
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	45	49
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

### 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



## 1, West Garth, Sherburn, North Yorkshire, YO17 8PN Offers in excess of £175,000

1 West Garth is a two bedroom property situated on a good sized corner plot, located within Sherburn village with gardens surrounding the property, a large driveway and a garage/utility.

This property briefly comprises: entrance hallway, sitting room, kitchen/dining room, garage with utility and coal house. To the first floor are two bedrooms and house bathroom.

Externally, there are lawned front, side and rear enclosed gardens and a large cast iron gated driveway.

Sherburn is a well served village with shops, post office, primary school, with pre-school facility. beauty salon, & hairdresser, doctor's surgery, public house, church , chapel sports field & club house . With a school bus service for the secondary schools and easy access to the A64, Malton is approximately 12 miles west, Scarborough is 10 miles east and York is 30 miles south-west.

EPC Rating F



**ENTRANCE HALLWAY**

7'7" x 11'10" (2.32m x 3.63m)  
Door to side aspect, windows to front and side aspects, stairs to first floor landing, telephone point, radiator, power points.

**SITTING ROOM**

14'8" x 10'11" (4.48m x 3.34m)  
Windows to front and rear aspects, wall lights, gas feature fire, coving, radiator, alcove shelving, power points.

**KITCHEN/DINING ROOM**

9'11" x 11'10" (3.03m x 3.63m)  
Window to rear aspect, a range of wall and base units with roll top work surfaces, sink and drainer unit, electric range cooker, space for fridge/freezer, radiator, power points.

**FIRST FLOOR LANDING**

Window to front aspect, power points.

**BEDROOM ONE**

14'8" x 10'11" (4.48m x 3.34m)  
Windows to front and rear aspects, textured ceiling, telephone points, radiator, power points, cupboard.

**BEDROOM TWO**

9'10" x 9'10" (3.00m x 3.01m)  
Windows to rear and side aspects, loft access (boarded and insulated, no ladder), radiator, power points, store cupboards.

**HOUSE BATHROOM**

Opaque window to side aspect, low flush WC, wash hand basin with pedestal, panel enclosed bath with mixer taps.

**GARAGE**

17'1" x 14'7" (5.21m x 4.47m)  
Windows to rear and side aspects, up and over door, base units with roll top work surfaces, plumbed for washing machine, power and lighting, boiler.

**COAL HOUSE**

**GARDEN**

Well maintained and enclosed laid to lawn gardens to the rear, side and front aspects.

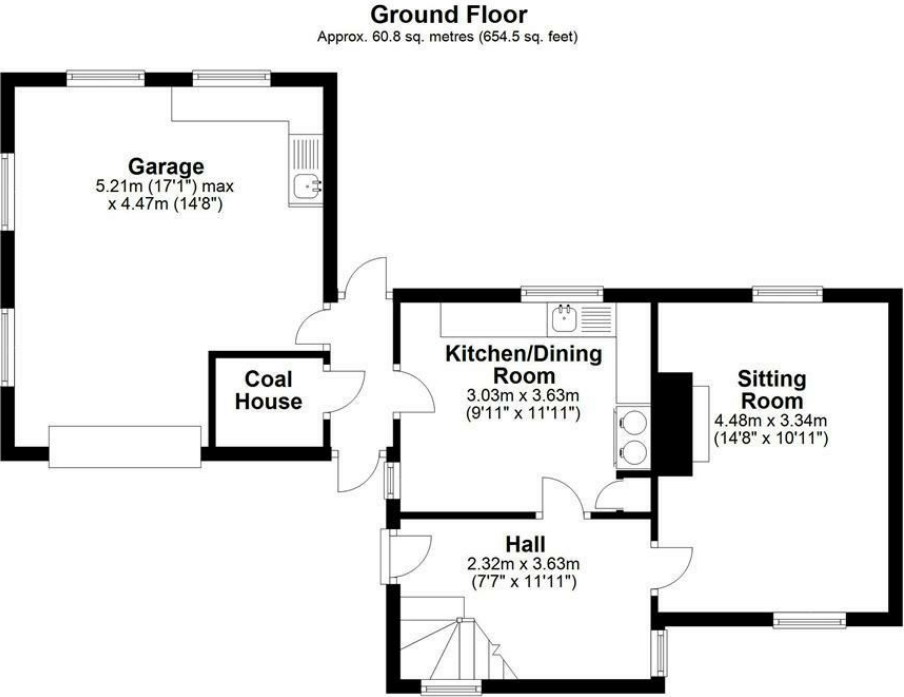
**COUNCIL TAX BAND B**

**TENURE**

Freehold.

**SERVICES**

LPG gas, mains water, mains drainage.



Total area: approx. 96.0 sq. metres (1033.4 sq. feet)  
**1 West Garth, Sherburn**