



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			87
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F		51	
1-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
92 plus A			61
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F		54	
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 916 600 | 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



31, West Garth, Sherburn, North Yorkshire, YO17 8PN Offers in excess of £220,000

- 31 West Garth is a detached two bedroom bungalow occupying a corner plot on this popular cul-de-sac with easy access to the A64 to Scarborough, Malton and York. The property benefits from double glazing, newly fitted kitchen a detached garage and off street parking.
- The property comprises; entrance hall, sitting room, two double bedrooms, bathroom, recently installed kitchen with built in appliances, conservatory, detached garage and store both with power and lighting.
- 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 E



ENTRANCE HALLWAY
UPVC double glazed door to the front aspect, electric panel heater, built in cupboard and loft access, power point.

SITTING ROOM
13'10" x 11'5" (4.22m x 3.48m)
UPVC double glazed window to the front and side aspect, open fire with marble hearth, TV and telephone point, electric panel heater, coving to the ceiling, power points.

KITCHEN
12'4" m x 8'11" (3.78 m x 2.74)
UPVC double glazed window to the rear aspect and door to the side, range of wall and base units, solid wooden work top surfaces with stainless steel sink and drainer unit, mixer tap, integrated oven and hobs, washing machine and fridge/freezer included, part tiled walls, electric panel heater, power points.

CONSERVATORY
14'11" x 11'3" (4.55m x 3.45m)
Built in 2014, windows to all aspects, power points.

BEDROOM ONE
12'0" x 10'5" (3.66m x 3.18)
UPVC double glazed windows to the front and side aspects, built in wardrobes and storage, coving to the ceiling and electric panel heater, power points.

BEDROOM TWO
11'1" x 10'0" (3.40m x 3.05m)
UPVC double glazed window to side aspect, coving to the ceiling and electric panel heater, telephone point and power points.

WETROOM
UPVC double glazed window to the rear aspect, fully tiled with low level WC, pedestal hand wash basin, walk in shower with shower screen, extractor fan, shaver point, heated towel rail.

GARAGE
16'4" x 8'11" (5m x 2.72m)
Electric up and over door, storage, power and lighting.

STORE ROOM
9'3" x 7'6" (2.82m x 2.29)
Power and lighting.

GARDEN
Fully enclosed garden surrounding the property. To the front of the property is a walled garden area with path leading to the front door. There is a driveway providing parking leading to a single garage with light, power and electronic remote door. To the rear is a lawned area with storage shed, paved area, coal bunker and hedging and fencing to the boundaries.

TENURE
Freehold.

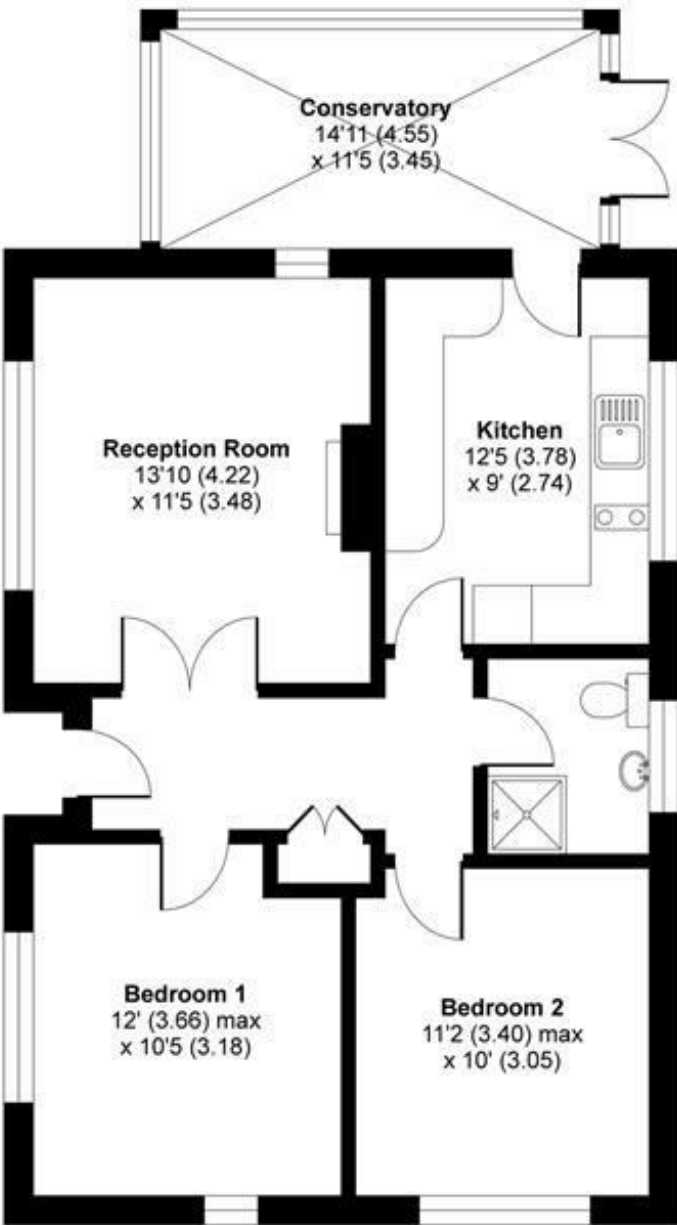
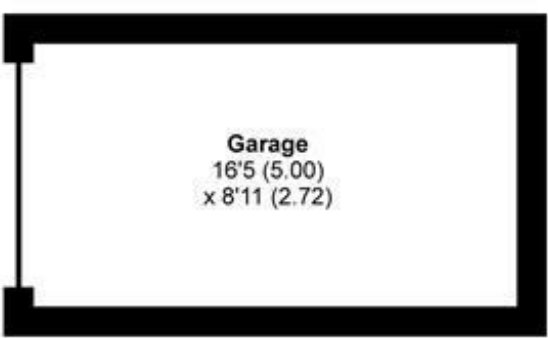
SERVICES
Mains drains.

COUNCIL TAX BAND C



West Garth, Sherburn, Malton, YO17

Approximate Area = 922 sq ft / 85.6 sq m (includes garage)
Outbuilding = 70 sq ft / 6.5 sq m
Total = 992 sq ft / 92.1 sq m
For identification only - Not to scale



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nïchecom 2021. Produced for Willowgreen Estate Agents. REF: 711536

