



31 Elm Grove

Sherburn, Malton, YO17 8PF

Guide Price £180,000



2 Bed roomed mid terraced property in the popular village of Sherburn. Beautifully decorated throughout and briefly comprising further of an open plan living room/kitchen/diner, light and spacious conservatory at the rear and upstairs family bathroom. Fantastic rear garden leading directly into a stream/open field that provides fantastic views. uPVC double glazing throughout. Boasts a modern wood burner in the living room space. Council tax band B. Early viewing advised. IN OUR OPINION THIS IS A BEAUTIFUL PROPERTY IN A GREAT LOCATION AND MUST BE VIEWED TO BE APPRECIATED



Front Entrance

Lounge

With front aspect uPVC window, real oak wood flooring, modern wood burning stove, ceiling spotlights, television and telephone point.

Kitchen

Spacious kitchen/diner with a range of wall and base units, fitted electric oven with electric hob and extractor hood over, space for fridge/freezer and washing machine, stainless steel sink with mixer tap over, ceiling spotlights and understair storage cupboard.

Conservatory

With single and double doors, uPVC windows, views over fields at the rear, electric heater and laminate flooring.

Stairs

Leading to

Landing

With ceiling light and loft access. Storage cupboard.

Bedroom 1

With front aspect uPVC window, ceiling light and built in wardrobe space.

Bedroom 2

With rear aspect uPVC window and ceiling light.

Bathroom

Modern bathroom with rear aspect frosted window, tiled walls throughout, white 3 piece suite with electric shower over bath, ceiling lights and wall mounted vanity mirror.

Outside

Front and rear gardens, rear garden leads to stream at the end, fully enclosed and mainly lawned, has private side access alleyway.

Private parking spaces to side of property plus storage shed.

Directions

SatNav - YO178PF

What3Words - followers.under.dec

Area Map

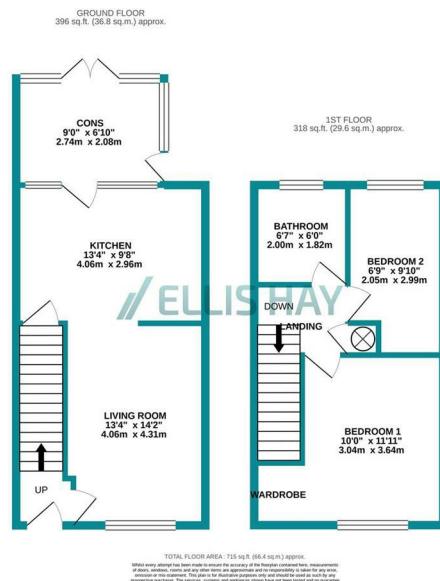


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: B

Tenure: Freehold



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