



Wenlock House, Castle Garth, Sewerby, YO15 1EJ

Price Guide £239,950



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A three bedroom detached house in the centre of this delightful village of Sewerby.

Situated in a 'tucked away' lane with pedestrian access only, this home offers a peaceful retreat just steps away from the Main Street. Enjoy easy access to cliff top walks and the picturesque Sewerby Hall and park, perfect for leisurely strolls and outdoor activities.

The property is ideal for both a holiday retreat or a permanent residence, catering to various lifestyle needs.

The property comprises: Ground floor: modern kitchen, lounge, dining room and upvc conservatory. First floor: three bedrooms and modern bathroom. Exterior: gardens. Upvc double glazing and gas central heating.

Whether you're looking for a peaceful getaway or a place to call home, this property presents a unique opportunity with no ongoing chain, simplifying the buying process.

Entrance:

Upvc double glazed door into inner hall, central heating radiator and understairs storage cupboard.

Kitchen:

12'11" x 6'4" (3.96m x 1.94m)

Fitted with a range of modern base and wall units, composite sink unit, electric oven, gas hob with extractor over. Plumbing for washing machine, integrated fridge/freezer, two upvc double glazed windows, electric radiator and upvc double glazed door onto the garden.

Lounge:

11'11" x 11'4" (3.65m x 3.47m)

A front facing room, gas fire with a marble inset and wood surround. Upvc double glazed window, central heating radiator and double doors into the dining room.

Dining room:

11'9" x 9'4" (3.60m x 2.85m)

A rear facing room, built in storage cupboards, central heating radiator and upvc double glazed patio doors into the conservatory.

UPVC conservatory:

10'1" x 8'9" (3.09m x 2.68m)

Over looking the garden.

First floor:

Upvc double glazed window.

Bedroom:

11'10" x 10'11" (3.63m x 3.34m)

A rear facing double room, built in storage cupboards one housing gas combi boiler, upvc double glazed window and central heating radiator.

Bedroom:

11'9" x 9'8" (3.59m x 2.95m)

A front facing double room, built in wardrobe and cupboards. Two upvc double glazed windows and central heating radiator.

Bedroom:

7'0" x 6'5" (2.15m x 1.96m)

A front facing single room, upvc double glazed window and central heating radiator.

Bathroom:

8'2" x 6'2" (2.49m x 1.89m)

Comprises a modern suite shower cubicle with plumbed in shower over, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, two upvc double glazed windows and ladder radiator.

Exterior:

To the front of the property is a enclosed garden. Paving to pebbled area with borders of shrubs and bushes.

Garden:

To the rear of the property is a enclosed garden, mainly lawn, borders and patio area.

Notes:

Council tax band: C

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

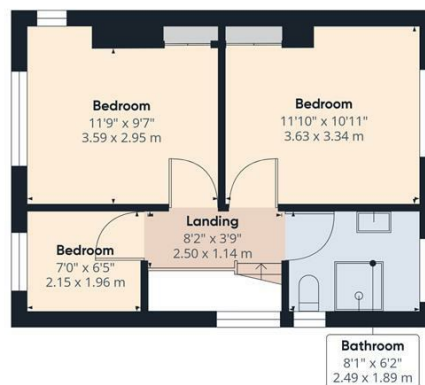
Terrain Map



Floor Plan



Ground Floor



Floor 1



Approximate total area⁽¹⁾
913.85 ft²
84.9 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

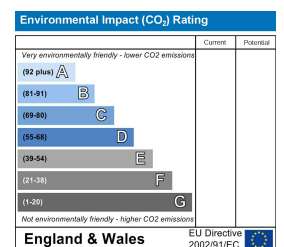
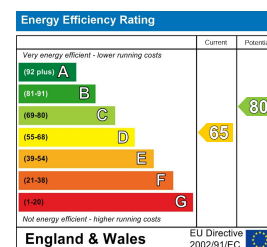
Calculations are based on RICS IPMS 3C standard.

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Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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