



VERITY
FREARSON

AVOZA, GREWELTHORPE HG4 3BS

OFFERS OVER £550,000

AVOZA, GREWELTHORPE

HG4 3BS

A stunning three/four bedroom detached house set in an idyllic location within the popular village of Grewelthorpe with a large and attractive garden enjoying delightful views over the surrounding countryside.

This beautifully presented home has been extended to provide generous and flexible accommodation. On the ground floor, there is a sitting room with a woodburning stove together with a dining kitchen with glazed doors leading to the garden, downstairs, office/bedroom and downstairs shower room. On the first floor, there are three large double bedrooms, a bathroom and ensuite. A particular feature of the property is the large and attractive garden which enjoys superb long distance views over the surrounding countryside. A driveway provides ample parking and there are various outbuildings providing useful storage space and a summer house providing an excellent outdoor entertaining space enjoying the attractive outlook. This popular village is well served by the local amenities which include a primary school and pub, also within the Ripon Grammar School catchment area.

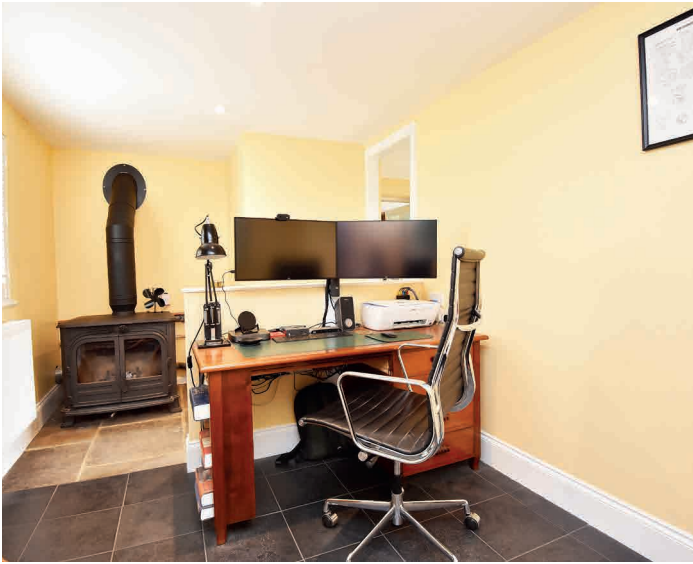


Living Kitchen · Sitting Room - Utility/WC - Study/Bedroom

3 First Floor Bedrooms · Bathroom - Ensuite

Off-Road Parking · Garage · Large Garden - Views







ACCOMMODATION

Ground Floor

Dining Kitchen

A stunning open plan kitchen and dining area with glazed doors leading to the garden. The kitchen comprises a range of fitted units with range cooker and integrated dishwasher.

Sitting Room

A spacious reception room with stone fireplace and wood burning stove.

Office/Snug/Bedroom

Providing useful workspace/snug or a potential fourth bedroom with woodburning stove.

Utility/Shower Room

With a white WC, basin and shower. Heated towel rail. Utility area with fitted sink and space and plumbing for appliances.

Back Entrance

Stone flagged floor with coat and shoe storage.

First Floor

Bedrooms

There are three very good sized bedrooms on the first floor, including the main bedroom with fitted wardrobes and ensuite.

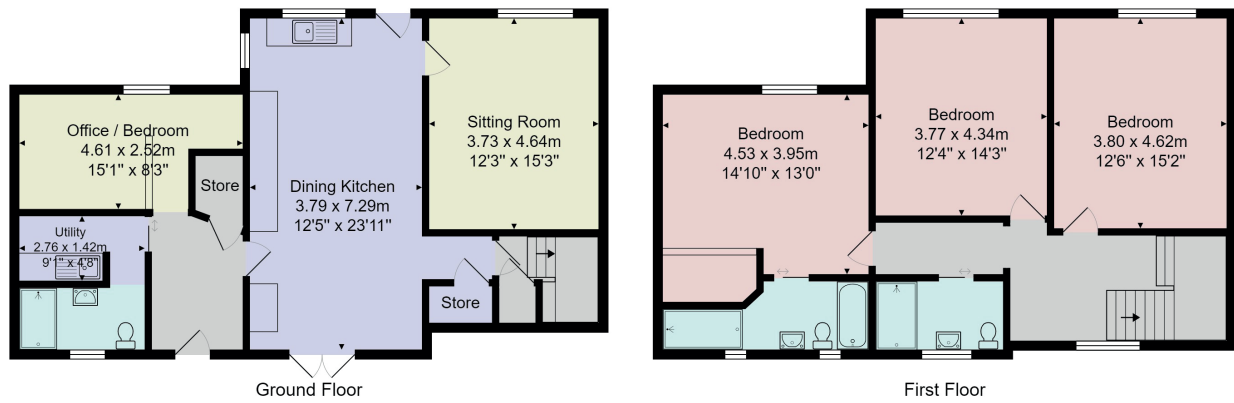
Ensuite

With WC, basin, shower and bath.

Bathroom

With WC, basin and shower.

FLOOR PLAN



Total Area: 163.9 m² ... 1764 ft²

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

The property occupies, a particularly generous plot, having a good sized garden with lawn, sitting areas and stunning views over the surrounding countryside. A driveway provides parking and leads to a garage. There are useful outbuildings/ workshops and a summer house provides excellent outdoor additional entertaining space.

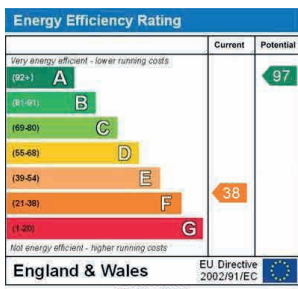
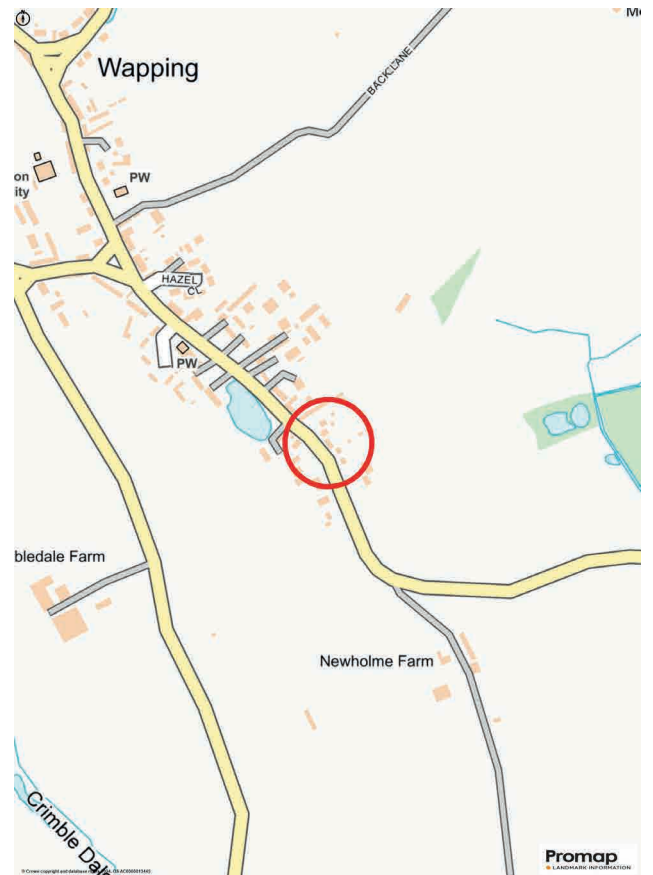
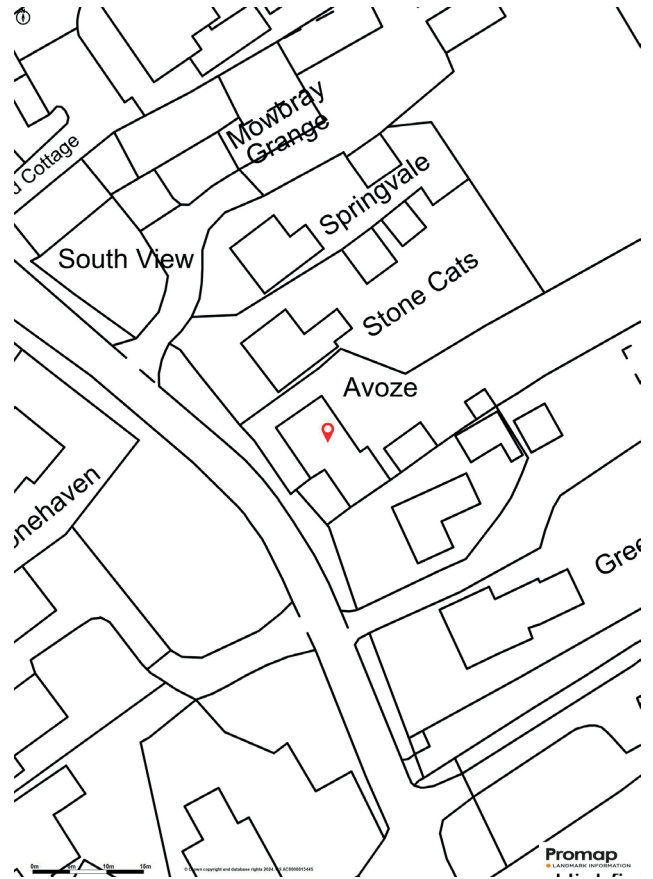
Agents Note

Solar panels
 Installed September 2023
 Predicated annual production of 6.6MWh (3.5MWh generated January to June inclusive)
 Owner has received net income for May, June and July
 Heating
 4 heat sources
 1. Solar PV – excess solar panel generated electricity (only source used since mid April)
 2. Electric (mains) – programmable or manual boost
 3. Gas boiler – programmable (installed 2023)
 4. Log burning back boiler (located in study)
 1&2 are controllable through myEnergi (web & app)
 3 controllable through Honeywell Home (web, app & in house controller) that also controls the central heating
 Central Heating
 Honeywell Home with each room individually remotely controlled. All programmable.
 Outside
 Canvas 'tent' for metal frame by summerhouse will be left for new owner
 3 pots at front with holly will be left for new owner

Tenure

Freehold

Council Tax - D



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