

WILLOW BANK SPROXTON, NEAR HELMSLEY



A deceptively spacious, detached dormer bungalow offering versatile accommodation with three double bedrooms, gardens, garage & parking in a peaceful village just 1.5 miles from Helmsley.

Entrance hall, sitting room, dining room, kitchen, conservatory,
three double bedrooms, bathroom & shower room.

Oil-fired central heating & uPvc double-glazing.

Attached single garage, driveway parking & pretty gardens.

No onward chain.

GUIDE PRICE £389,950

Willow Bank is an attractive, stone-built dormer bungalow which offers versatile and deceptively spacious accommodation of almost 1,250sq.ft. The property occupies a slightly elevated position within the peaceful village of Sproxton and is surrounded on three sides by pretty gardens.

Neutrally decorated throughout, the accommodation comprises entrance hall, double aspect sitting room with open fire, dining room (or fourth bedroom), kitchen, conservatory, ground floor double bedroom and bathroom, and two further double bedrooms and a shower room upstairs. There is oil-fired central heating throughout and uPvc double-glazed windows and doors.

There are lovely gardens to the front, side and rear, which offer an excellent level of privacy and year-round colour and interest with lawn, patio and well-stocked shrub borders. A gravelled driveway leads to an attached garage, with an additional parking space to the rear, together with two garden sheds.

Sproxton is an attractive rural village situated in an elevated position on the northern edge of the Howardian Hills Area of Outstanding Natural Beauty, and just 1.5 miles south of the renowned Georgian market town of Helmsley where an excellent selection of local facilities are available.

ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Coving. Understairs cupboard. Airing cupboard housing the hot water cylinder with electric immersion heater. Two wall light points. Telephone point. Radiator.



SITTING ROOM

4.7m x 4.2m (15'5" x 13'9")

Open fire with stone surround, timber mantel and granite hearth. Coving. Four wall light points. Television point. Bow windows to the front and side. Two radiators.



DINING ROOM

3.8m x 3.0m (12'6" x 9'10")

Coving. Four wall light points. Casement window to the rear. Radiator.



KITCHEN

3.6m x 3.6m (11'10" x 11'10")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Dishwasher point. Automatic washing machine point. Coving. Casement window to the side. Door leading to the Conservatory. Radiator.



CONSERVATORY

3.2m x 2.2m (max) (10'6" x 7'3")

Windows to three sides, glazed roof and door opening onto the rear garden. Radiator.



BEDROOM ONE

3.6m x 3.6m (11'10" x 11'10")

Coving. Range of fitted wardrobes. Casement window to the front. Radiator.



BATHROOM & WC

2.7m x 1.8m (8'10" x 5'11")

White suite comprising bath, separate shower cubicle, wash basin in vanity unit, and low flush WC. Tiled floor. Extractor fan. Casement window to the rear. Radiator.



FIRST FLOOR

LANDING

BEDROOM TWO

3.6m x 3.3m (11'10" x 10'10")

Telephone point. Access to eaves storage. Casement window to the side. Radiator.



BEDROOM THREE

3.3m x 3.0m (10'10" x 9'10")

Access to eaves storage. Velux roof light to the rear. Radiator.



SHOWER ROOM

2.7m x 1.5m (8'10" x 4'11")

White suite comprising shower cubicle, wash basin and low flush WC. Extractor fan. Casement window to the rear. Radiator.



OUTSIDE

Willow Bank occupies a slightly elevated position with gardens to three sides and is set behind a well-stocked border, planted with a variety of flowering shrubs including rhododendron, camelia and hydrangea. Mature hedging affords the property a good deal of privacy, and a gravelled driveway leads to an attached single garage. To the side is an area of lawn and further border, planted with roses and various shrubs. Most of the garden lies to the rear and enjoys a southerly aspect. Much is laid to lawn, in addition to a flagged patio area, and a shrub border to one side, planted with variegated laurel, pyracanthas and various specimen trees. A further area of ground also forms part of Willow Bank, providing an additional parking space and two storage sheds. This is accessed via the private driveway that leads to some neighbouring properties.



ATTACHED GARAGE

5.5m x 3.0m (18'1" x 9'10")

Up and over door to the front. Personnel door and casement window to the rear. Electric light and power. Oil fired central heating boiler.



GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Oil fired central heating.

Council Tax: Band: D (North Yorkshire Council).

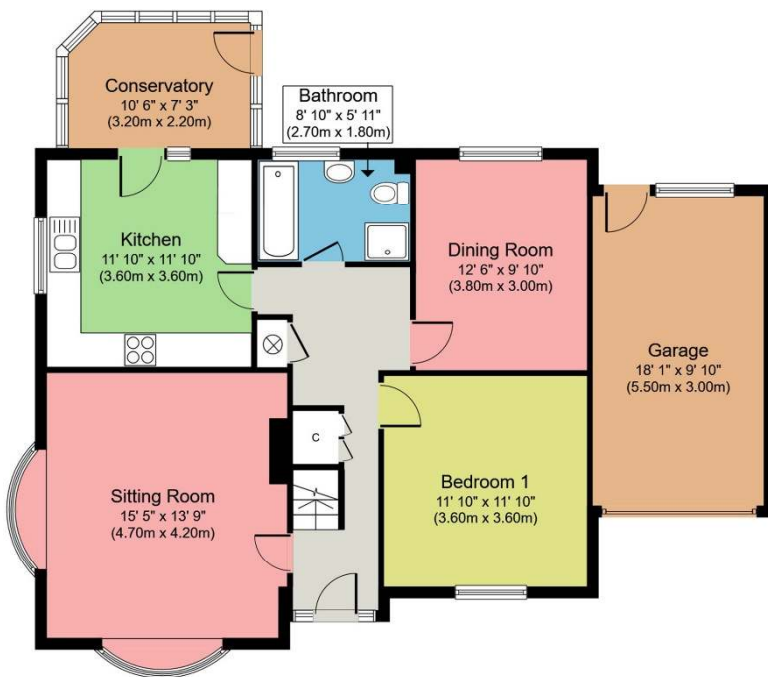
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO62 5EF.

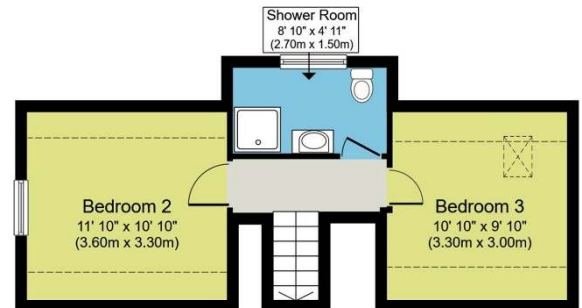
EPC Rating: Current: F26. Potential: C70.

Viewing: Strictly by prior appointment through the Agent's office in Malton

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor
Approximate Floor Area
1,092 sq. ft.
(101.4 sq. m.)



First Floor
Approximate Floor Area
326 sq. ft.
(30.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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