

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		 57	
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus) <b>A</b>		 65	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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](http://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



## 11, Crambeck Village, York, North Yorkshire, YO60 7EZ

### Guide price £195,000

11 Crambeck Village is a deceptively spacious, contemporary village house providing modern open plan living and two double bedrooms each with their own balcony. The property, which overlooks the Village Green, benefits from gas central heating, double glazing and is nicely presented throughout.

The accommodation comprises: entrance lobby, large open-plan dining kitchen, living room, first floor landing, two double bedrooms and a house bathroom on the first floor.

To the rear of the house is a good-sized, enclosed garden, which backs onto woodland and features a timber deck, a variety of shrubs and a useful summerhouse. To the front is a low maintenance garden area and driveway.

The property is ideally situated for easy access to the country, city and coast. This property offers a unique village lifestyle as the village benefits from many facilities including tennis court, play area, paddocks for horse grazing, mooring and fishing rights on the River Derwent. Additionally the property is located close to excellent primary and secondary schools with school buses from the village and the A64. The neighbouring village of Welburn benefits from a newly refurbished reputable Gastro Pub "The Crown & Cushion" and popular bakery/café, Primary school and active Village Hall.

EPC RATING D





PORCH

ENTRANCE

Door to front aspect, tiled flooring, storage cupboard, power points.

KITCHEN/DINING AREA

14'4" x 19'1" (4.38m x 5.84m)

Window to rear aspect, tiled flooring, range of wall and base units with with roll top surfaces and splashback, integrated washing machine, integrated dishwasher, sink and drainer unit, space for integrated fridge/freezer, electric single oven, gas hob, power points, radiator, Boiler.

DINING AREA

Window to front aspect. Laminate flooring throughout and stairs leading to the first floor. Radiator, power points and a telephone point.

LIVING ROOM

14'4" x 16'8" (4.38m x 5.10m)

Window to rear aspect, French doors to rear aspect, feature fireplace with electric fire, power points, TV point, radiator, telephone point, under stairs storage cupboard.

FIRST FLOOR LANDING

Radiator, power points, loft access with ladder and part boarded.

MASTER BEDROOM

14'4" x 13'3" (4.38m x 4.06m)

Window to front aspect, French doors to balcony, fitted wardrobes, radiator, power points.

BATHROOM

9'4" x 5'10" (2.87m x 1.79m)

3 piece bathroom suite comprising of shower attachment, low flush WC and a vanity unit. Fully tiled walls and flooring. Has an extractor fan and radiator.

BEDROOM TWO

14'4" x 8'11" (4.38m x 2.73m)

Window to rear aspect, French doors to balcony, radiator, power points

GARDEN

Low maintenance rear garden with patio, summer house, decking area, outside tap, recently installed fence and rear gate.

SERVICES

Mains electricity, water and drainage. LPG fired central heating. A service charge of £20 per calendar month is payable, which gives access to communal grounds including adjoining paddocks, nature trails, tennis courts and the use of fishing rights on the River Derwent.

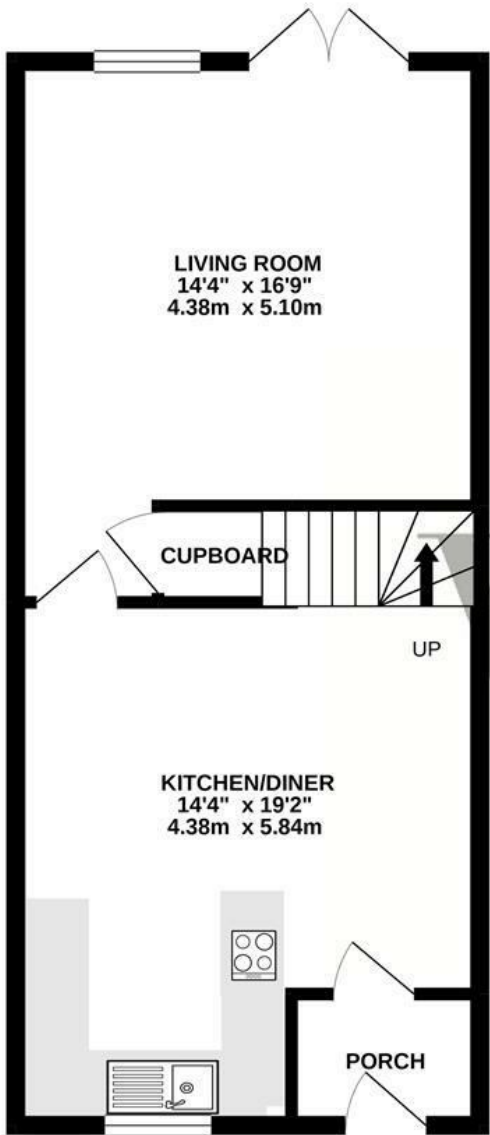
PARKING

Parking space

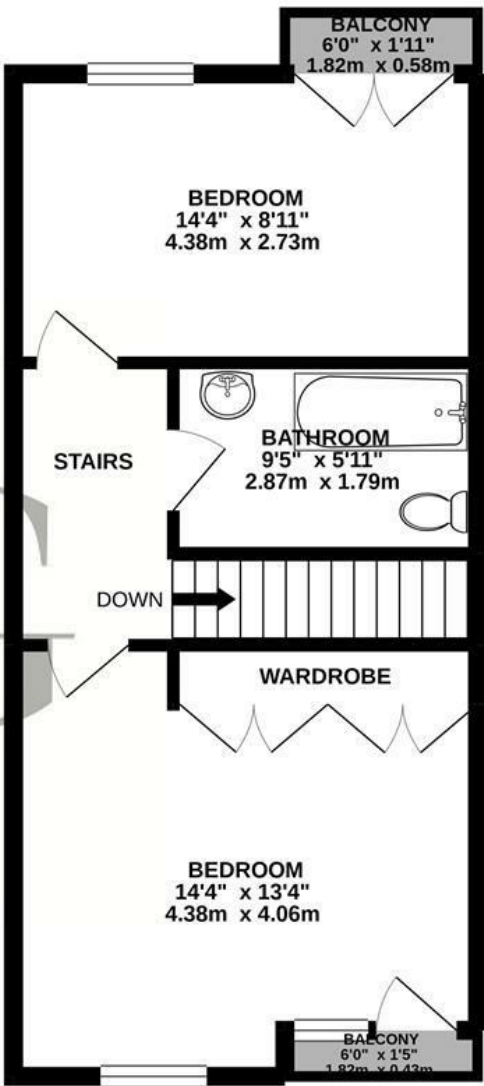
COUNCIL TAX BAND B



GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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