



colin ellis

Elm Grove, Sherburn, YO17 8PF

Located in the charming area of Elm Grove, Sherburn, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

This semi-detached house is a welcoming retreat in a friendly neighbourhood. With its spacious layout and outdoor space, it presents an excellent opportunity for anyone looking to settle in the picturesque surroundings of Malton.



Offers In The Region Of £200,000

3

1

2

D

KITCHEN

2.42 x 2.92 (7'11" x 9'6")

LIVING ROOM

4.46 x 4.16 (14'7" x 13'7")

LIVING/ SUN ROOM

2.24 x 2.78 (7'4" x 9'1")

BEDROOM

2.47 x 4.11 (8'1" x 13'5")

BEDROOM

2.46 x 2.96 (8'0" x 9'8")

BATHROOM

1.83 x 1.67 (6'0" x 5'5")

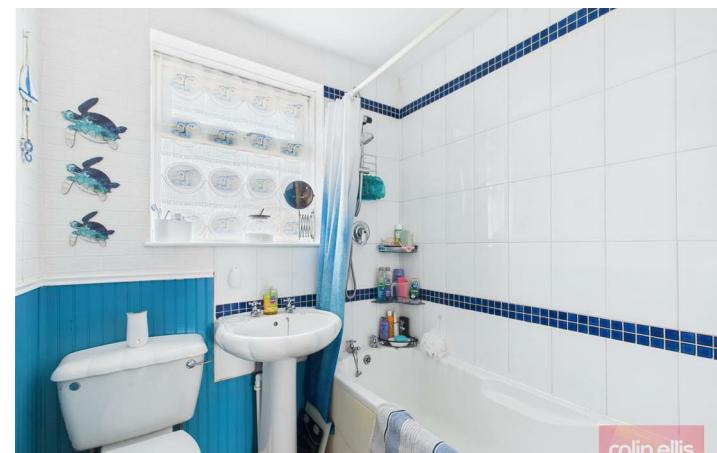
BEDROOM

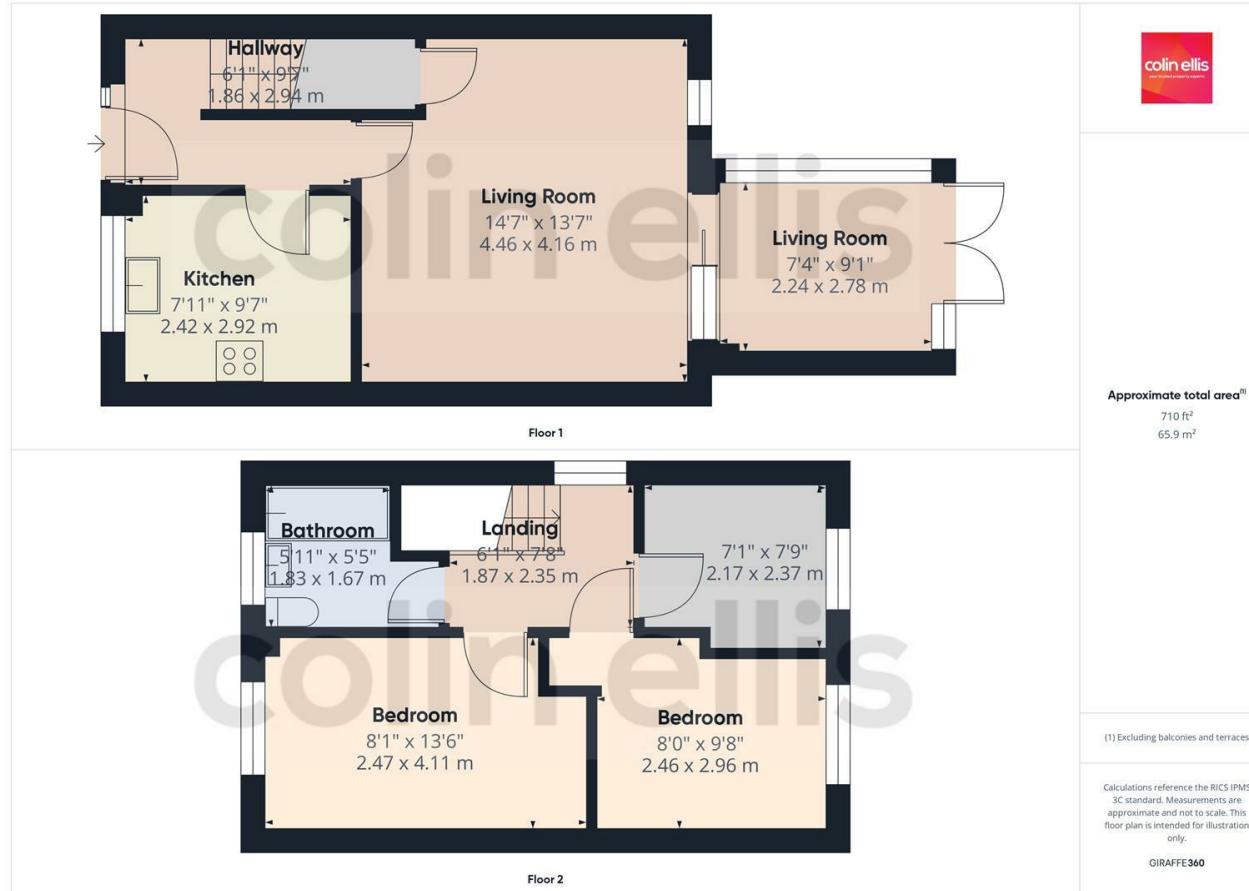
2.17 x 2.37 (7'1" x 7'9")



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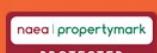
Elm Grove - 18734044

Council Tax Band - B

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(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	



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