

**28, Langley Drive, Norton, Malton,  
North Yorkshire, YO17 9AR  
Guide price £180,000**

28 Langley Drive is a two bedroom semi-detached bungalow in a lovely quiet cul-de-sac location in Norton off Langton Road.

The property in brief comprises of; entrance hall, shower room, kitchen, sitting room, one double bedroom and one single bedroom. There is a good sized private lawned garden to the rear of the property and driveway parking, along with a single garage.

In recent years, Malton has been able to address many of the economic challenges faced by other rural towns. It offers a good range of amenities, including supermarkets, quirky shops, artisan food producers, restaurants, cafés and pubs, tennis courts, high street banks, gyms, a cinema and excellent schools. The town is well-placed for access to York (approximately 18 miles), Scarborough (approximately 25 miles), and Leeds (approximately 47 miles). The Coastliner bus service operates frequent services from Leeds and York via Malton to Scarborough, Whitby and other towns on the east coast. Malton railway station provides fast regular services to York, Leeds, Manchester, and Liverpool, as well as the east coast.

EPC Rating C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</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		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</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 916600 | 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



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

**ENTRANCE PORCH**

Door to side aspect, internal door leading to hallway.

**ENTRANCE HALLWAY**

Coving, radiator, power points, thermostat and airing cupboard containing hot water cylinder and shelving.

**SITTING ROOM**

Windows and door to rear aspect, coving, radiator, feature electric fireplace, power point, TV point and telephone point.

**KITCHEN**

Window to rear aspect, wood style floor, radiator, range of wall and base units, tiled splash back, plumbing for washing machine, space for cooker and fridge, sink and drainer, power points, and gas fired central heating boiler, cupboard with gas meter and shelving.

**BEDROOM ONE**

Window to front aspect, coving, fitted wardrobes, telephone point and power points.

**SHOWER ROOM**

Window to side aspect, radiator, low flush WC, wash hand basin with pedestal, part tiled walls, extractor fan, shower seat and Triton shower.

**BEDROOM TWO**

Window to front aspect, coving, radiator and power points.

**GARDEN**

Lawned garden to the front with mature shrub borders. The garden to the rear is mainly laid to lawn with shrub borders, pond and greenhouse.

**GARAGE**

**PARKING**

Driveway parking.

**COUNCIL TAX BAND B**

**TENURE**

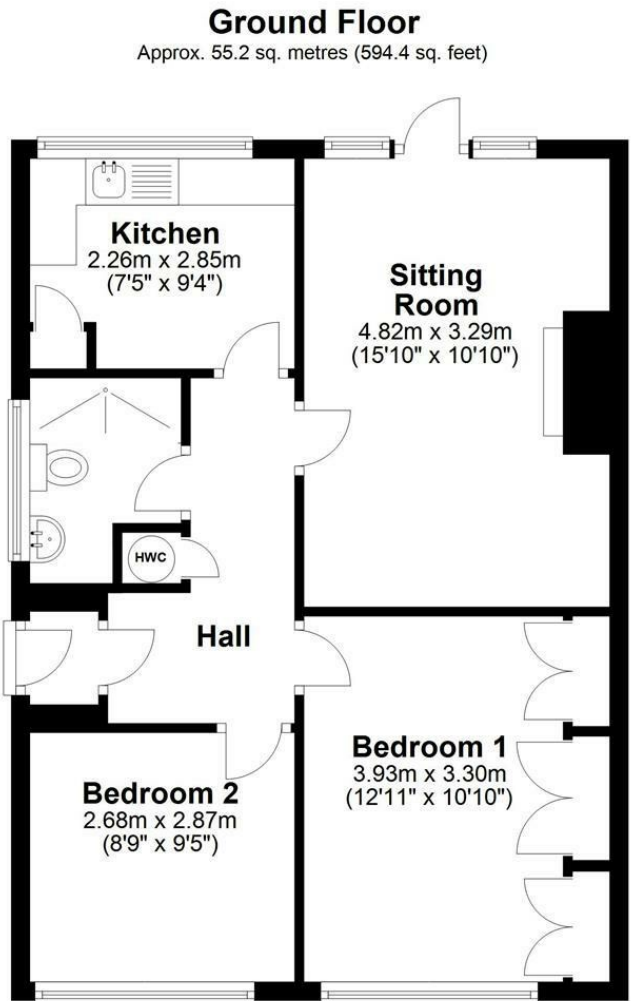
The property is Freehold. The Airspace above the property is Leasehold and relates to the solar panels.

**SERVICES**

Mains water, gas, electricity and drainage.

**SOLAR PANEL INFORMATION**

The solar panels on the property are currently Leased by a A Shade Greener. The Lease term is 25 years starting from 15th July 2015. The property will benefit from free electricity whilst the solar panels are on the property. The new owner would complete a form identifying them as the new owner for maintenance purposes.



Total area: approx. 55.2 sq. metres (594.4 sq. feet)  
**28 Langley Drive, Norton**