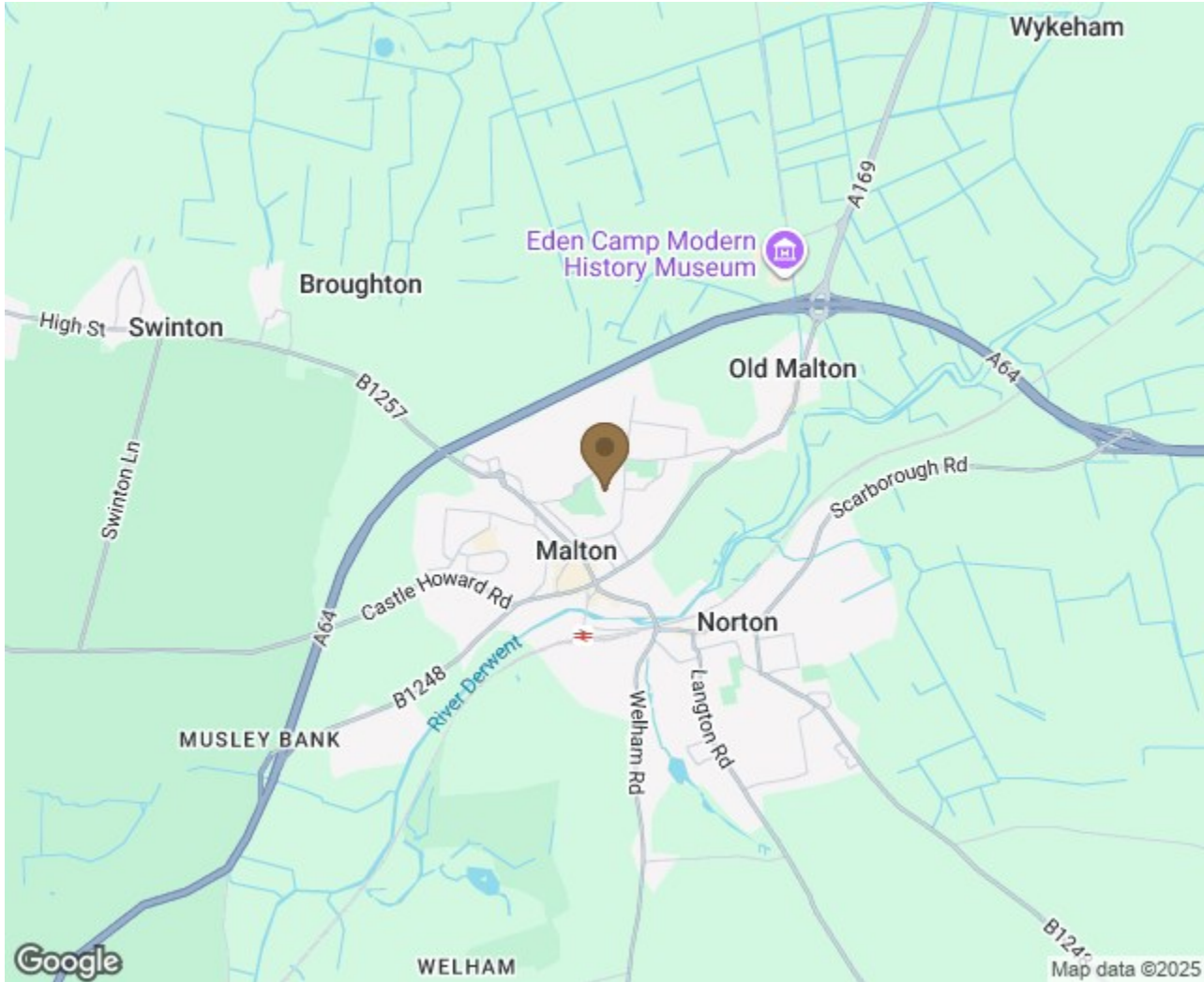




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			86 70
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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

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



12, Copperfield Close, Malton, Yorkshire, YO17 7YN

Guide price £260,000

Welcome to 12 Copperfield Close, a beautifully presented, chain free, three-bedroom detached home tucked away in a sought-after cul-de-sac in Malton. Perfectly placed within walking distance of local primary schools, shops, and the town's many amenities, this property combines practicality with a homely, family-friendly feel.

At the heart of the home is a bright and open-plan kitchen/dining area, designed with everyday living and entertaining in mind. Sliding doors in the lounge and a conservatory create a natural flow straight out to the rear garden, offering the perfect balance of indoor and outdoor space.

Upstairs, three well-proportioned bedrooms are served by a central family bathroom..

Externally, the private, enclosed rear garden is an ideal play or relaxation space, with direct access from the conservatory. Being detached and positioned in a peaceful cul-de-sac, the home also benefits from privacy, off-street parking, and easy access to the surrounding area.

With its combination of location, layout, and lifestyle appeal, 12 Copperfield Close is an ideal choice for families, first-time buyers, or those seeking a well-connected home in Malton. Early viewing is highly recommended.



ENTRANCE HALL
Front door, coving, radiator, built-in storage cupboard housing combi boiler, telephone point and stairs to the First Floor Landing.

LOUNGE
14'11" x 12'11" (4.57m x 3.96m)
UPVC double glazed window to front aspect and patio doors leading into the garden, feature gas fireplace with surround, coving, two radiators, TV point and power points

KITCHEN/DINING ROOM
14'11" x 10'2" (4.57m x 3.12m)
UPVC double glazed windows to front and rear aspect, range of modern Beech effect wall and base units with granite work surfacing, tiled splash back, sink and drainer unit, electric oven, gas hob, extractor hood, power points, space for fridge/freezer, plumbed for washing machine, two radiators and a door leading into:

CONSERVATORY
8'2" x 8'0" (2.51m x 2.46m)
UPVC double glazed windows constructed onto a brick base with a door leading out into the garden.

FIRST FLOOR LANDING
UPVC double glazed window to rear aspect.

BEDROOM ONE
11'3" x 8'5" (3.45m x 2.57m)
UPVC double glazed window to front aspect, built-in wardrobes with overhead storage and a separate built-in cupboard, radiator, telephone point and power points.

BEDROOM TWO
9'6" x 6'2" (2.92m x 1.88m)
UPVC double glazed window to front aspect, built-in wardrobes, radiator and power points.

BEDROOM THREE
8'5" x 6'5" (2.59m x 1.96m)
UPVC double glazed window to rear aspect, radiator and power points.

BATHROOM
UPVC double glazed window to rear aspect, radiator, part tiled walls, three piece bathroom suite comprising of; Panel enclosed bath with Aqualisa shower over, low flush WC, wash hand basin.

EXTERIOR
Driveway located to the front of the property providing off-street parking and giving access to the detached garage. Gated pathway at the side of the house leading into the enclosed lawned garden with mature shrub and trees, paved patio area for entertaining and garden shed.

GARAGE
17'3" x 8'7" (5.28m x 2.64m)
Up and over door, power and lighting with external security lighting.

COUNCIL TAX BAND C ,

EPC RATING C

LOCATION
12 Copperfield Close is perfectly placed in Malton, North Yorkshire’s thriving market town, often described as “Yorkshire’s Food Capital.” With its award-winning food festivals, artisan producers, and a vibrant mix of independent shops, cafés, and restaurants, Malton has become one of the most desirable towns to live in the region.

The town is exceptionally well connected, with its own railway station offering regular services to York, Scarborough, and beyond, while the nearby A64 provides easy access to the coast, the Howardian Hills, and the North York Moors National Park. Families benefit from highly regarded primary and secondary schools close by, alongside a strong sense of community and excellent local facilities.

For those who enjoy the outdoors, Malton is surrounded by beautiful countryside with endless walking and cycling opportunities. Combined with its thriving cultural and social scene, Malton offers the perfect balance of market town charm and modern convenience.

