



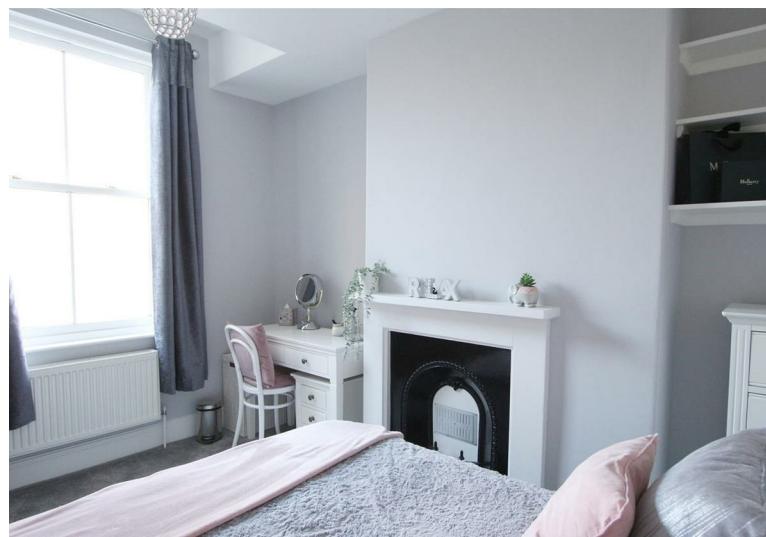
3 Vine Grove
Malton, Yorkshire YO17 9JF
£795

WILLOWGREEN
ESTATE AGENTS

3 Vine Grove is a spacious three bedroom terraced home in Norton. Immaculate condition benefiting from gas central heating, underfloor heating and wood burning stove. Bespoke features throughout including granite worktops in the kitchen and original feature fireplaces throughout. The accommodation briefly comprises of entrance hall, downstairs WC, lounge, dining room, kitchen, utility room. To the first floor are two bedrooms and a family bathroom and a further bedroom to the second floor.

Manageable sized garden to rear with lawn patio and decking. Summer house with electric. Storage shed. The property offers on street parking.

Long term tenancy preferred. Pets by negotiation.



ENTRANCE HALL

Door to front aspect, wooden flooring, stairs to first floor landing and power points.

GUEST CLOAKROOM

Double-glazed timber sliding sash window to rear aspect, tiled flooring with under floor heating. Low flush WC, wash hand basin, tiled walls and extractor fan.

SITTING ROOM

Double-glazed timber sliding sash window to front aspect. Wood burning stove, TV point, telephone point and multiple power points.

DINING ROOM

Wooden flooring with underfloor heating, storage cupboard housing boiler, power points.

KITCHEN

Part-glazed oak and glass roof with French doors to the rear. Range of base units with bespoke granite work surfaces, tiled splash back, oven and hob. Space for slimline dishwasher, fridge, ceramic sink and drainer unit. Power points and extractor fan.

UTILITY ROOM

Tiled flooring, range of wall and base units with roll top work surfaces. Space for washing machine and tumble dryer with multiple power points.

FIRST FLOOR LANDING

Storage cupboard and stairs to first floor landing.

BEDROOM ONE

Double-glazed timber sliding sash windows to front aspect, feature fireplace and underfloor heating. TV points and multiple power points, fitted wardrobes.

BEDROOM TWO

Velux windows to front and rear aspect, laminate flooring, eaves storage, TV point and radiator.

BEDROOM THREE

Double-glazed timber window to rear aspect, feature fireplace, radiator and power points.

BATHROOM

Double-glazed timber window to rear aspect, partially tiled walls, laminate flooring and extractor fan. Bath

with mixer taps, low flush WC and large walk in shower, wash hand basin with vanity unit and heated towel rail.

GARDEN

Laid to lawn with plant boarder, patio area, outside tap and lighting. Large summer house with power and lighting, shed and wood store and decking.

PARKING

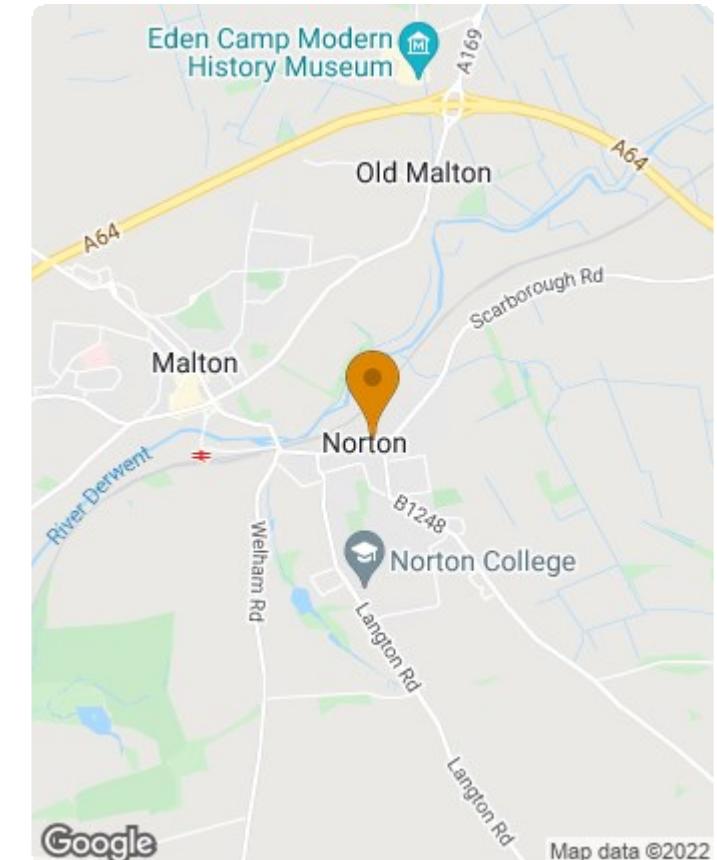
On street parking.

COUNCIL TAX BAND B**SERVICES**

Mains gas, electric, water and drainage.







Map data ©2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		87
(81-91) B	77	
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (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	



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