



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.

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England and Wales VAT Reg. No 934616515



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

# WILLOWGREEN

ESTATE AGENTS



## 5, Millrace Close, Malton, , YO17 9PF Guide price £269,000

5 Millrace Close is a beautifully presented three bedroom detached house, located on this exclusive development just off Welham Road. The property has recently been carefully restored and re-decorated throughout.

The property briefly comprises; entrance hall, guest cloakroom, sitting room, dining room and kitchen. To the first floor there are three bedrooms with master en-suite and family bathroom. Externally lawned to the front and rear with patio driveway and a 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 D





ENTRANCE HALLWAY

Stairs to first floor landing, power points, radiator.

GUEST CLOAKROOM

Window to front aspect, low flush WC, hand wash basin with mixer taps, radiator.

LIVING ROOM

14'4" x 12'0" (4.38 x 3.66)

Window to front aspect, built in log burner, TV point, power points, radiator.

DINING ROOM

9'6" x 7'4" (2.92 x 2.24)

Double sliding doors out onto rear garden, power points, radiator.

KITCHEN

9'7" x 7'10" (2.93 x 2.40)

Window to rear aspect and door to side, range of kitchen wall and base units with roll top work surfaces, tiled splashback, electric oven with gas hob, extractor over, space for fridge/freezer, plumbing for washer/dryer, stainless steel sink with mixer taps, power points, under stairs storage cupboard.

FIRST FLOOR LANDING

Window to side aspect, power points.

BEDROOM ONE

10'0" x 8'5" (3.07 x 2.57)

Window to rear aspect, fitted wardrobes, power points, radiator.

EN-SUITE

Fully tiled, walk in shower cubicle, low flush WC, hand wash basin, heated towel rail, extractor fan.

BEDROOM TWO

9'5" x 8'9" (2.89 x 2.68)

Window to front aspect, walk in wardrobe. power points, radiator.

BEDROOM THREE

6'11" x 6'10" (2.12 x 2.09)

Window to rear aspect, power points, radiator.

BATHROOM

Window to front aspect, fully tiled, panel enclosed bath with mixer taps, low flush WC, hand wash basin with pedestal, extractor fan, radiator.

EXTERIOR

To the rear is a lawned area with patio leading up to garage with a driveway for multiple vehicles.

GARAGE

SERVICES

Mains gas, water and electric.

COUNCIL TAX BAND

