



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	70
(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.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515

## 7, Kingston Drive, Norton, Malton, Yorkshire, YO17 9DD Guide price £260,000

7 Kingston Drive is a well presented, spacious two bedroom, detached bungalow, tucked away in a highly sought after residential cul-de-sac in Norton.

This property briefly comprises; entrance hallway, fully fitted kitchen, sitting room with feature fireplace, two double bedrooms overlooking the garden, these are served by a house bathroom suite. Outside there is plenty of parking to the front and side of the property. There is a detached garage with lighting and power and a side door from the garden. The rear garden is fully enclosed and designed for low maintenance made up of a combination of paving and laid lawn with shrubs/flowerbeds.

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



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

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

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**ENTRANCE HALL**

Radiator, power points, airing cupboard and loft hatch.

**KITCHEN**

8'3" x 12'1" (2.54m x 3.70m)  
Window to front aspect, door to side aspect, range of wall and base units, sink, splashback, space for cooker, power points and radiator.

**LIVING ROOM**

18'1" x 12'1" (5.52m x 3.70m )  
Window to front and side aspect, feature electric fire, wood flooring, power points and radiator.

**BATHROOM**

Window to side aspect, bath with shower above, low flush WC, storage cupboard.

**BEDROOM ONE**

12'11" x 12'11" (3.94m x 3.95m)  
Window to rear aspect, power points and radiator.

**BEDROOM TWO**

12'11" x 11'4" (3.95m x 3.46m)  
Window and door to rear aspect, power points and radiator.

**GARDEN**

Rear garden is mainly laid to lawn, patio area, range of plants and shrubs. To the front is mainly laid to lawn with hedged border.

**GARAGE**

Up and over door. Power & light. Door to side aspect.

**COUNCIL TAX BAND C**

**SERVICES**

Gas central heating and mains drainage.

