



**2 Nursery Way  
Malton, North Yorkshire YO17 8DP  
Guide price £335,000**

  
**WILLOWGREEN**  
ESTATE AGENTS

2, Nursery Way is a spacious and well presented four bedroom detached house, tucked away in a quiet cul-de-sac on the Westfield Development off Scarborough Road in Norton.

This property briefly comprises; entrance hallway with stairs to the first floor landing, sitting room, double doors into the open-plan kitchen/dining room, guest cloakroom, utility room. To the first floor there are four bedrooms, en-suite to the master bedroom and family bathroom.

Externally the property offers driveway parking for two vehicles, integral garage, a garden to the front of the property and a good sized rear garden with decking newly installed garden room, brick built bbq and steel shed.

Malton and Norton are popular market towns offering plenty of local facilities including shops, pubs, primary and secondary schools and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the East Coast and the west towards York, Leeds and the wider motorway network. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

EPC Rating C



**ENTRANCE HALLWAY**

Front door, radiator, power points, stairs to first floor landing.

**UTILITY ROOM**

Door to side aspect, work surface, space for washing machine and dryer, power points, radiator, boiler, extractor fan, door to side.

**SITTING ROOM**

Window to front aspect, radiator, power points, TV point, telephone point, double doors leading to kitchen/dining area, recently decorated, feature panelled wall.

**KITCHEN/DINING ROOM**

Windows to rear aspect, a range of wall and base units with roll top work surfaces, tiled splashback, wooden style flooring, sink and drainer unit with a mixer tap, electric oven, gas hob, extractor hood, space for undercounter fridge and freezer (plumbed for dishwasher), radiator, power points, pantry under stairs, double doors to garden.

**GUEST CLOAKROOM**

Window to rear aspect, low flush WC, wash hand basin with pedestal, radiator, extractor fan, window to rear aspect.

**FIRST FLOOR LANDING**

Loft access, storage cupboard, power points.

**MASTER BEDROOM**

Window to front aspect, power points, radiator, telephone point, TV point, over stairs cupboard.

**MASTER EN-SUITE**

Window to side aspect, tiled flooring, fully tiled shower cubicle, low flush WC, wash hand basin with pedestal, part tiled walls, extractor fan.

**BEDROOM TWO**

Window to front aspect, fitted wardrobe, radiator, power points.

**BEDROOM THREE**

Window to rear aspect, radiator, power points.

**BEDROOM FOUR**

Window to rear aspect, radiators power points.

**HOUSE BATHROOM**

Window to rear aspect, wooden style flooring, panel enclosed bath with mixer taps, low flush WC, wash hand basin with pedestal, part tiled walls, extractor fan.

**GARDEN**

Good sized enclosed garden with patio and raised decking, garden room (metal clad unit front Booths garden rooms.) which has mains power, built in blinds and double glazing, brick built bbq and steel shed, outdoor tap, side access.

**GARAGE**

Up and over door, power light.

**PARKING**

Driveway parking for two vehicles.

**TENURE**

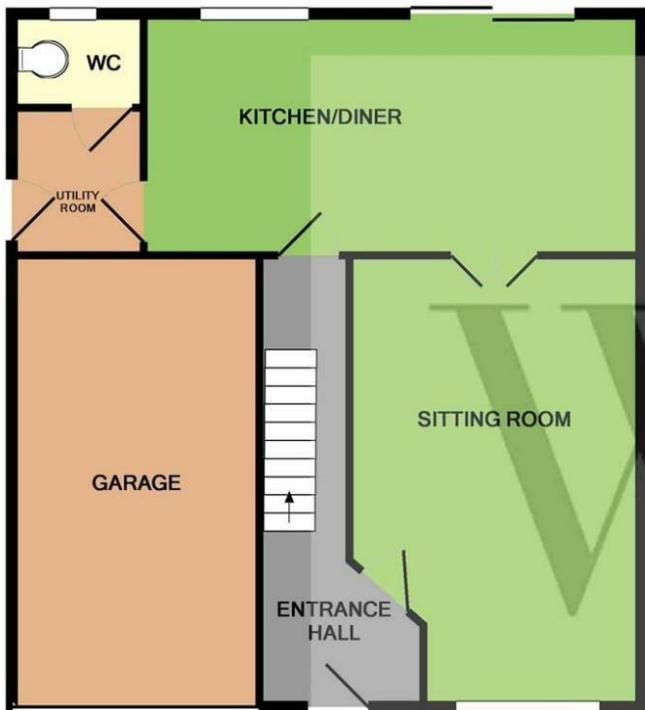
Freehold.

**COUNCIL TAX BAND D****SERVICES**

Mains gas, water and drainage.







GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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	78	80

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	80	81



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