



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		94
(81-91) B	83	
(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		94
(81-91) B	85	
(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



**10, Meadow Drive, Malton,
North Yorkshire, YO17 7PH**
Guide price £310,000

10 Meadow Drive is a four bedroom family home built in 2017, located on the ever popular Linden Homes development in Malton with a fantastic sized rear garden.

This property briefly comprises; entrance hallway, guest cloakroom, open-plan kitchen/living, with French doors onto the rear garden. To the first floor there are four bedrooms with an en-suite shower room and dressing area to the master bedroom, along with the house bathroom.

Externally, there is a lawned area to the front of the property, along with driveway parking and garage. To the rear is a good sized enclosed garden mainly laid to lawn with a patio and decking area perfect for entertaining.

Malton is a popular market town offering a range of local facilities including shops, pubs, excellent schooling 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 B



ENTRANCE HALLWAY

Door to front aspect, wooden style flooring, radiator, built in storage cupboard and under stairs storage cupboard.



GUEST CLOAKROOM

Wooden style flooring, corner wash hand basin with pedestal, tiled splashback, low flush WC.



SITTING ROOM/DINING ROOM

17'4 x 16'1 (5.28m x 4.90m)
Window to rear aspect, double doors to garden, wooden style flooring, TV point, power points, radiator.



KITCHEN

10'2" x 9'1" (3.12m x 2.77m)
Window to front aspect, tiled flooring, a range of wall and base units with roll top work surfaces, sink and drainer unit, integrated electric double oven, gas hob, extractor hood, integrated fridge and freezer, dishwasher, power points, spotlights.



FIRST FLOOR LANDING

Loft access (not boarded and no ladder), storage cupboard with hot water cylinder, power points, radiator.



MASTER BEDROOM

10'8 x 9'10 (3.25m x 3.00m)
Window to front aspect, loft access (not boarded and no ladder), TV point, power points, radiator.



DRESSING AREA

9'10 x 3'11 (3.00m x 1.19m)
Built in wardrobes with sliding mirrored doors.



MASTER EN-SUITE

Opaque window to rear aspect, enclosed shower with tiled walls, tiled flooring, low flush WC, integrated wash hand basin, towel rail, part tiled walls, extractor fan.



BEDROOM TWO

15'0 x 8'9 (4.57m x 2.67m)
Window to rear aspect, built in wardrobes, radiator, power points.



BEDROOM THREE

12'7 x 8'9 (3.84m x 2.67m)
Window to front aspect, built in wardrobe, radiator, power points.



BEDROOM FOUR

8'8 x 7'1 (2.64m x 2.16m)
Window to rear aspect, power points, radiator.



HOUSE BATHROOM

Opaque window to front aspect, panel enclosed bath, shower over, low flush WC, integrated wash hand basin, part tiled walls, tiled flooring, extractor fan.



COUNCIL TAX BAND D

SERVICES

Mains drainage, gas fired central heating and electric.

TENURE

Freehold.

ADDITIONAL INFORMATION

The property was built in 2017 and has 5 years remaining on NHBC warranty.

