

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		92
(81-91) B	80	
(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		

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



**6, Heron Close, Malton, YO17 9FG
Guide price £299,500**

Exclusive development for over 55's NO ONWARD CHAIN

6 Heron Close is a beautifully placed two bedroom detached house, located on this exclusive development just off Langton Road built around 2016. Positioned on an excellent sized plot, in brief the property comprises; entrance hall, guest cloakroom, kitchen with French doors leading to the garden, living room, two bedrooms both with ensuites

Outside there is an enclosed rear garden mainly laid to lawn and patio area. To the front of the property there is driveway parking for multiple vehicles with a detached brick built garage.

Malton is a beautiful market town offering a range of local facilities including independent 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.



LIVING ROOM

12'3" x 15'8" (3.75 x 4.8)

Dual aspect with windows to front and side, carpet, feature wall lights, 2 x radiators, TV point, door to hallway.



KITCHEN

10'2" x 16'8" (3.12 x 5.1)

French doors to garden, modern range of base and wall units, integrated dishwasher, integrated oven, hob and extractor fan, space for fridge freezer, wood effect floor, door to hallway.



BEDROOM 1

10'0" x 14'4" (3.05 x 4.39)

Rear aspect, carpet, radiator, TV point.



EN SUITE 1

6'6" x 6'11" (1.99 x 2.12)

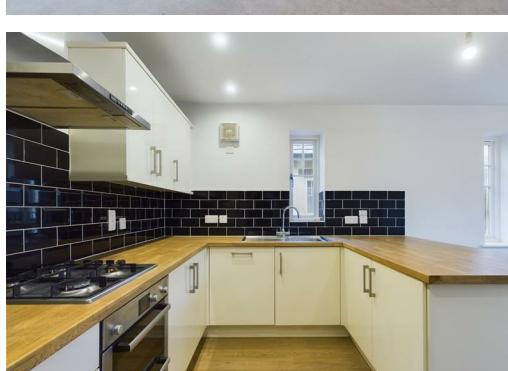
Low flush WC, wall hung wash hand basin, bath with shower over and screen, part tiled walls, tiled floor, shaver socket, towel radiator.



BEDROOM 2

10'9" x 10'5" (3.29 x 3.2)

Rear aspect, carpet, radiator, TV point.



EN SUITE 2

5'2" x 6'0" (1.59 x 1.85)

Low flush WC wall hung, wall hung wash hand basin, glazed shower enclosure part tiled walls, shaver socket, tiled floor, towel radiator.

