

| Energy Efficiency Rating  |           |
|---|-----------|
| Current   | Potential |
| Very energy efficient - lower running costs                     |           |
| (92 plus) A   |           |
| (81-91) B   | 85        |
| (69-80) C   |           |
| (55-68) D   | 67        |
| (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.

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

## 15, Conference Close, Malton, Yorkshire, YO17 7YX Guide price £350,000

15 Conference Close is a two bedroom detached bungalow occupying a generous plot, rear garden, driveway and detached garage. The property is located in a sought after location just a short distance from Malton's town centre.

The accommodation comprises; entrance hall, sitting room, breakfast kitchen, garden room, utility room, bathroom and two double bedrooms.

The south facing rear garden is very private, consisting of patio, decking and lawn. A separate garage, greenhouse and driveway complete the property.



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

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

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



**LIVING ROOM**

21'6" x 10'3" (6.56 x 3.13)  
Generously sized room with impressive bay window frontage, gas fire, radiator, feature ceiling lights, TV point and carpet.

**BREAKFAST KITCHEN**

18'7" x 9'1" (5.67 x 2.79)  
Range of base, wall and larder shaker style cupboards, wooden work top, integrated oven, hob and extractor, laminate floor and radiator with doors leading to sun room and utility area.

**UTILITY ROOM**

4'11" x 5'4" (1.51 x 1.64)  
Wall units with counter under, plumbing for washing machine, door leading to guest cloakroom.

**SUN ROOM**

9'10" x 5'11" (3.0 x 1.81)  
South facing sun room with power points, leading to wrap around decking.

**GUEST CLOAKROOM**

4'0" x 5'4" (1.23 x 1.63)  
WC and wash hand basin, accessed off utility room.

**BEDROOM ONE**

9'6" x 9'3" (2.9 x 2.82)  
Double bedroom with power points, carpet and mirrored built in wardrobe.

**BEDROOM TWO**

12'10" x 10'2" (3.93 x 3.11)  
Double bedroom with power points, carpet and mirrored built in wardrobe.

**BATHROOM**

5'7" x 6'3" (1.72 x 1.91)  
Modern bathroom with over bath shower. Fully tiled.

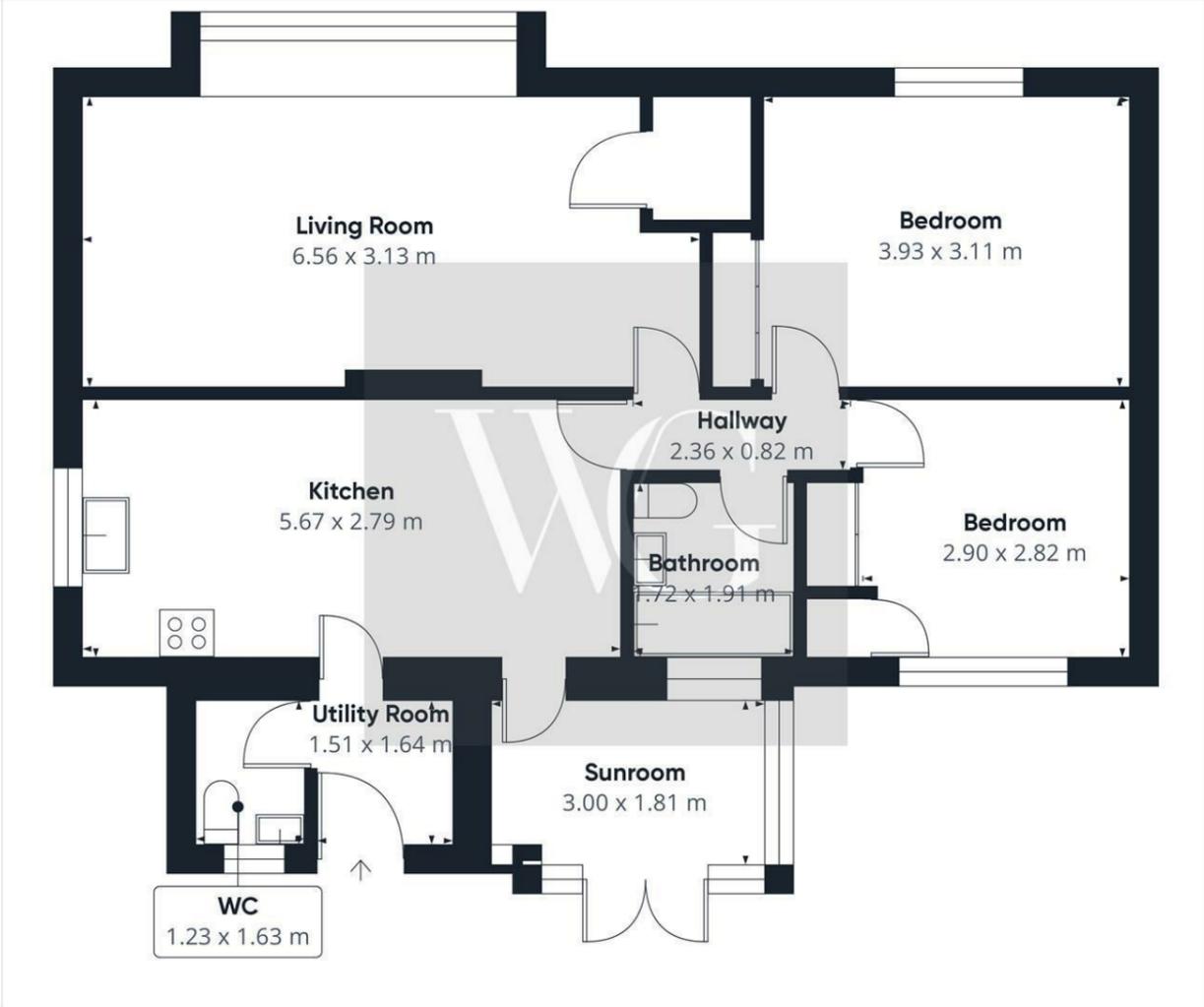
**GARAGE**

Brick build garage with up and over door. Power and lighting.

**GARDEN**

Front garden laid to lawn with shrubs. South facing, landscaped rear garden with wrap around decking. Greenhouse. outside cold water tap.

**COUNCIL TAX BAND D**



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Approximate total area<sup>(1)</sup>  
77.42 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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