

**47, Evergreen Way, Malton,
, YO17 8BY
£175,000**

47 Evergreen Way is a beautifully presented three bedroom home with allocated parking.

This well presented home briefly comprises; entrance hallway, guest cloakroom, sitting room, kitchen/dining room with French doors leading to garden. To the first floor are three bedrooms and house bathroom. Externally, there is a good sized enclosed garden to the rear aspect. To the front of the property there is a patioed area and one allocated parking space.

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, major 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 (with direct connections on to London and Scotland), Leeds, Manchester, and Liverpool, as well as the east coast.

EPC RATING C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	95
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	95
(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.

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England and Wales VAT Reg. No 934616515



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ENTRANCE HALLWAY

Power points, radiator.

SITTING ROOM

14'4" x 11'10" (4.39 x 3.63)

Window to front aspect, carpet fitted, TV point, power points, radiators.

KITCHEN/DINER

15'1" x 8'9" (4.62 x 2.67)

Window and door to rear aspect, range of wall and base units with roll top work surfaces, plumbing for washing machine and dishwasher, Sink and drainer unit, space for fridge /freezer, electric oven, gas hob, extractor hood, extractor fan, radiator and power points. Combo boiler is located in the kitchen.

GUEST CLOAKROOM

Window to front aspect, low flush WC, hand wash basin with pedestal, radiator.

FIRST FLOOR LANDING

Power points, radiators.

BEDROOM ONE

14'11" x 9'3" (4.57 x 2.82)

Windows to front aspect, points, radiators.

BEDROOM TWO

8'9" x 7'6" (2.69 x 2.31)

Window to rear aspect, power points, radiator.

BEDROOM THREE

7'6" x 6'0" (2.29 x 1.85)

Window to rear aspect, power points, radiator.

BATHROOM

Low flush WC, hand wash basin with pedestal, panel enclosed bath with shower head, tiled splashback, extractor fan, radiator.

GARDEN

Front patioed area with one allocated parking space. Mainly laid to lawn in the rear garden with a patio area.

SERVICES

Mains gas and electric and mains drainage.

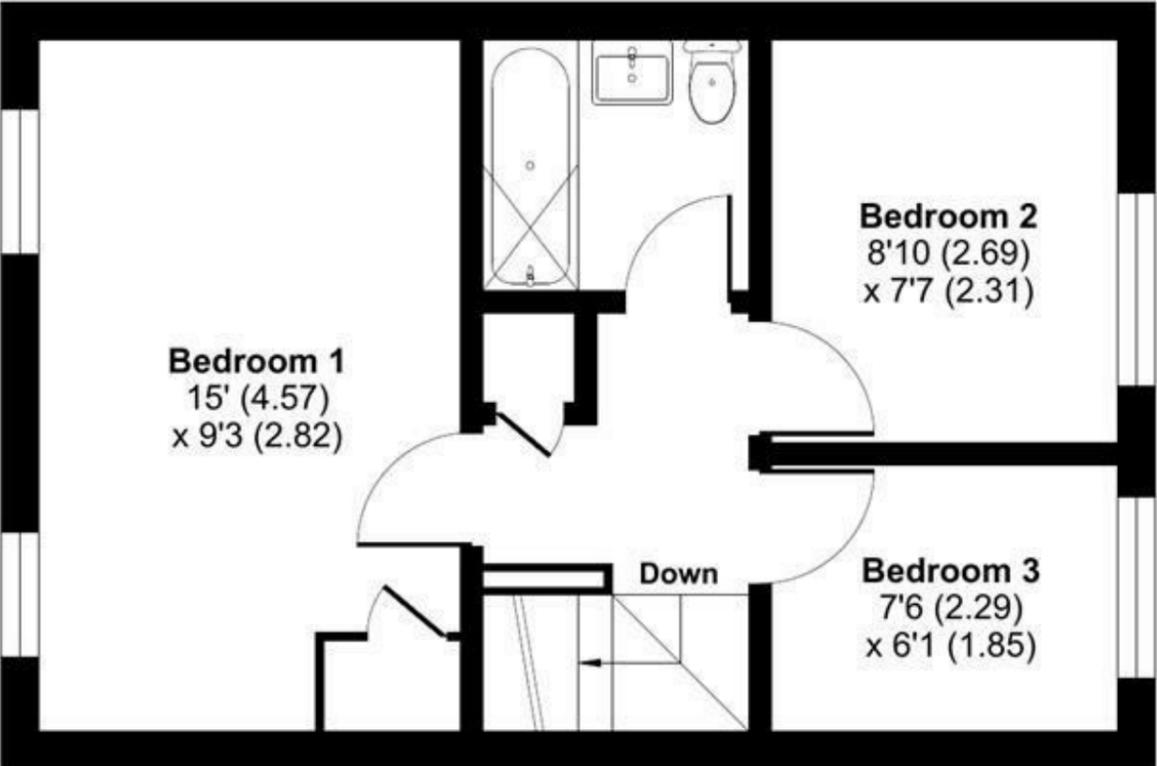
COUNCIL TAX BAND B



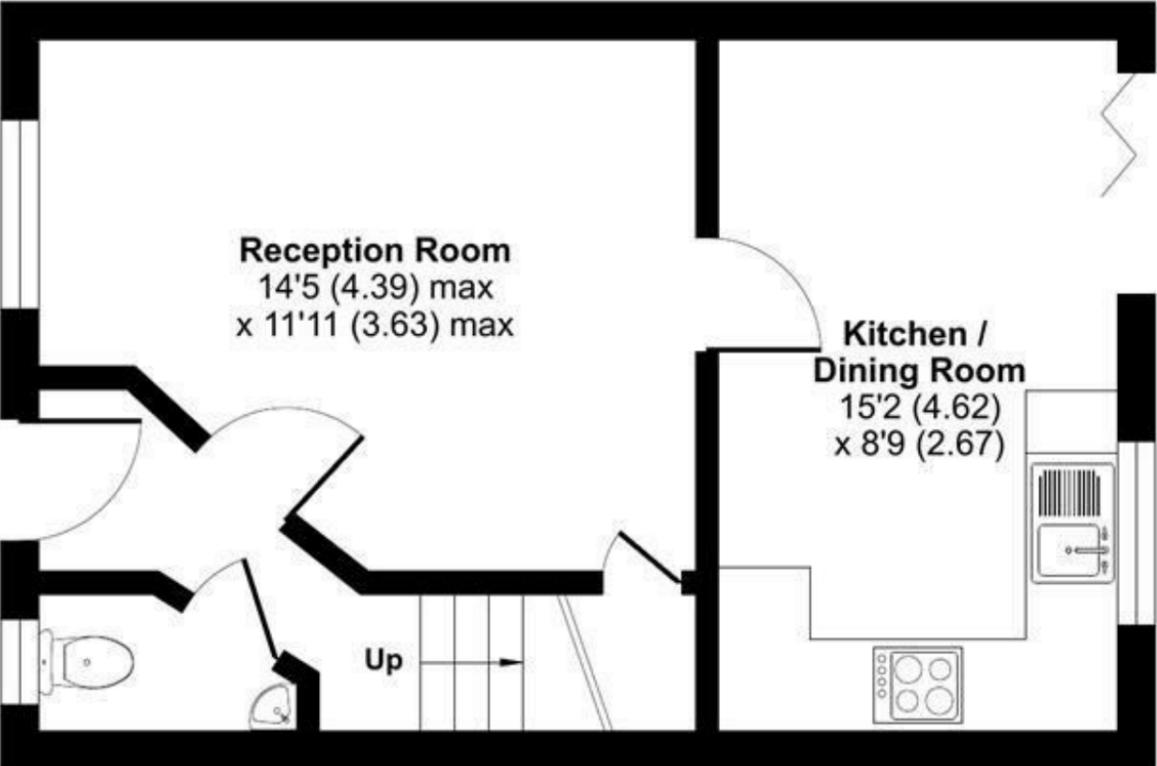
Evergreen Way, Norton, Malton, YO17

Approximate Area = 718 sq ft / 66.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Willowgreen Estate Agents. REF: 1000358

