



52, Evergreen Way, Malton, YO17 8BY
Guide price £175,000

52 Evergreen Way is two bedroom home with driveway and rear garden. This well presented home briefly comprises; entrance hallway, guest cloakroom, sitting room, modern kitchen/dining room with French doors leading to garden. To the first floor are two bedrooms and house bathroom. Externally, there is a good sized enclosed garden to the rear aspect.

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	
EU Directive 2002/91/EC	
England & Wales	
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	
EU Directive 2002/91/EC	
England & Wales	

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

Stairs to first floor landing, radiator.

GUEST CLOAKROOM

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

SITTING ROOM

10'0" x 13'9" (3.07 x 4.21)

Window to front aspect, electric fireplace, TV point, power points, radiator.

KITCHEN

13'5" x 7'11" (4.09 x 2.42)

Window to rear and double French doors out onto rear garden, range of fitted wall and base units with work surfaces, stainless steel sink and drainer unit, electric cooker with extractor overhead, space for fridge/freezer, power points, radiator.

FIRST FLOOR LANDING

BEDROOM ONE

10'0" x 12'1" (3.06 x 3.69)

Window to rear aspect, built in storage, TV point, power points, radiator.

BEDROOM TWO

6'7" x 9'8" (2.02 x 2.97)

Window to front aspect, power points, radiator.

BATHROOM

Window to front aspect, fully tiled panel enclosed bath with overhead shower, low flush WC, sink unit, radiator.

OUTSIDE

Paved area to the front with parking. Astro turf rear garden with outside tap and access to side.

SERVICES

Mains gas and electric and mains drainage.

COUNCIL TAX BAND B

