



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	83	86
(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	85	86
(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, Cornlands, Norton, Malton,
Yorkshire, YO17 9EN**

Offers in the region of £255,000

6 Cornlands is a beautifully presented detached three bedroom family home situated on a corner plot on a lovely estate just off Langton Road in Norton and within easy reach of Norton College and local amenities.

The accommodation consists of an entrance hall, a sitting room with space for dining, a stylish fitted kitchen and a good size sunroom/conservatory. To the first floor are two double bedrooms, a single room/study and a family bathroom. Outside the property has a detached brick built garage with secure parking and an enclosed garden.

Malton and Norton are popular market towns offering plenty of local facilities including shops, pubs, primary and secondary schools, 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.

EPC Rating B



01653 916 600 | 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

WILLOWGREEN
ESTATE AGENTS



ENTRANCE HALLWAY

Power points, radiator.

LIVING ROOM/DINING ROOM

19'8" x 11'7" (6.01 x 3.54)

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

KITCHEN

10'9" x 9'0" (3.29 x 2.76)

Window to rear aspect, range of fitted base and wall unit with roll top work surfaces, tiled splashback, gas hob with extractor over, integrated electric oven, sink and drainer unit with mixer taps, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, power points, radiator.



SUN ROOM

7'9" x 7'5" (2.37 x 2.27)

Window to front side and rear aspect, power points, radiator.

FIRST FLOOR LANDING

Power points.

BEDROOM ONE

11'11" x 8'2" (3.64 x 2.50)

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

BEDROOM TWO

7'6" x 11'3" (2.29 x 3.45)

Window to rear aspect, power points, TV point, radiator.

BEDROOM/STUDY

9'0" x 6'2" (2.76 x 1.88)

Window to front aspect, power points, radiator.

BATHROOM

7'6" x 6'3" (2.29 x 1.91)

Window to rear aspect, fully tiled with a built in hand wash basin with vanity unit, low flush WC, panel enclosed bath with overhead shower, heated towel rail, extractor fan.

EXTERIOR

To the front of the property is a spacious driveway for multiple vehicles with a garage with up and over door power and lighting.

To the rear, an enclosed stone flagged patio with a greenhouse, astro turf area with pergola over.

SERVICES

Boiler and radiators, mains gas.

New boiler, fitted 18 months ago.

TENURE

Freehold

COUNCIL TAX BAND C



WG

Approximate total area⁽¹⁾
70.90 m²

(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.

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