

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	12	68
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	13	23
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



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

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



13, Eastfield Estate, Amotherby, North Yorkshire, YO17 6TJ Offers in excess of £190,000

13 Eastfield Estate is a three bedroom semi-detached family home situated in the picturesque village of Amotherby, large rear garden with beautiful views, garage & driveway parking.

The property in brief comprises; entrance hallway, old coal store, store and utility, inner hall, guest cloakroom, sitting room with back boiler, dining room, kitchen and pantry. To the first floor are three bedrooms and house bathroom. Externally is off road parking, detached garage and a large garden with fantastic views over the Howardian Hills.

The village of Amotherby has the benefit of an excellent Primary School only a short distance from the property. Other local facilities include a Cantonese restaurant, pub and village shop. The Market Town of Malton a short distance away provides a good range of shopping facilities and other amenities include the Railway Station with links to the Intercity service at York, together with bus services east and west. Close to the Castle Howard Estate, there are numerous recreational pursuits available in the area and lovely countryside with the Howardian Hills, the Moors, Wolds and East Coast all readily accessible.

EPC Rating G



ENTRANCE HALLWAY

Door to front and rear aspect, exposed brick and doors to inner hall, utility and stores

STORE/COAL STORE

3'5" x 5'11" (1.06m x 1.82m)

STORE

7'6" x 5'11" (2.30m x 1.82m)

UTILITY ROOM

6'3" x 4'6" (1.92m x 1.39m)

Window to rear aspect, plumbing, lighting.

GUEST CLOAKROOM

Window to rear aspect, low flush WC

KITCHEN

9'10" x 10'9" (3.02m x 3.30m)

Window to rear aspect, range of wall and base units with worksurfaces, tiled splashback, space for cooker, space for fridge/freezer, stainless steel sink and tap, power points, radiator.

PANTRY

Window to rear aspect, tile flooring, shelves

DINING AREA

10'8" x 10'9" (3.26m x 3.30m)

Window to front aspect, radiator, power points.

SITTING ROOM

10'8" x 10'10" (3.26m x 3.32m)

Bay window to front aspect, radiator, power points, back boiler.

FIRST FLOOR LANDING

Window to rear aspect over looking fields, power points, loft access.

BEDROOM ONE

12'4" x 10'9" (3.76m x 3.30m)

Window to front aspect, fitted wardrobes, radiator, power points.

BEDROOM TWO

11'8" x 10'11" (3.56m x 3.34m)

Window to front aspect, radiator, power points, fitted wardrobes.

BEDROOM THREE

9'8" x 7'6" (2.97m x 2.31m)

Window to rear aspect, radiator, power points, build in storage cupboard.

HOUSE BATHROOM

Window to rear aspect, radiator, store cupboard with Hot Water Cylinder, three piece bathroom suite with low flush WC, wash hand basin with pedestal, enclosed bath with taps, part tiled walls.

GARDEN

Large front garden with mainly laid lawn with shrubs and borders.

Side access to rear garden, wall lights, patio area, outside tap, mainly laid lawn, gas tank

GARAGE

Up and over door, power and lighting, driveway and parking.

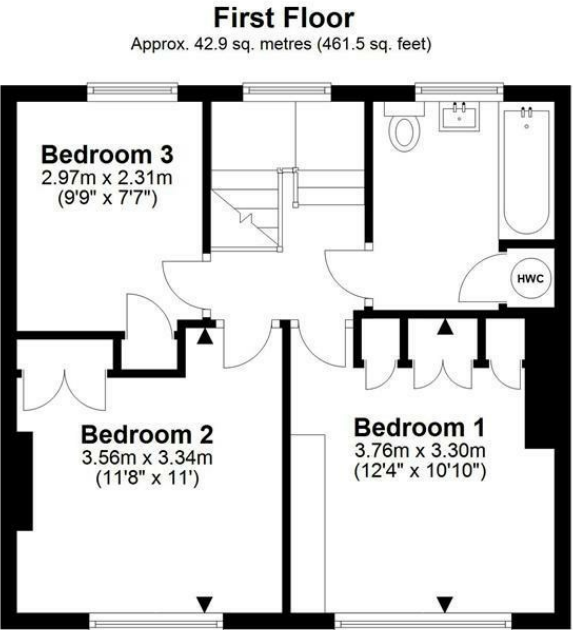
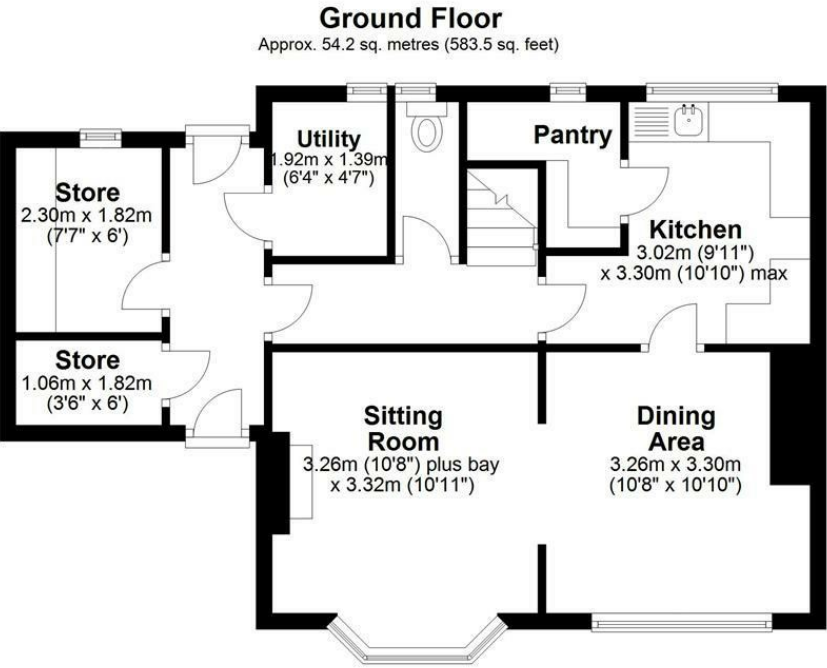
COUNCIL TAX BAND C

TENURE

Freehold

SERVICES

Mains drains, LPG Gas, mains electric.



Total area: approx. 97.1 sq. metres (1045.0 sq. feet)
13 Eastfield Estate, Amotherby