

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(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



## 5, Bark Knotts Terrace, Norton, Malton, North Yorkshire, YO17 9DX Asking price £185,000

5 Bark Knotts Terrace is a charming two bedroom property dating back to the 1920's located in this ideal position tucked away off Welham Road and within walking distance to all of the town's amenities.

In brief the property comprises; entrance hallway, sitting room, kitchen with pantry, large storage cupboard and door to rear. To the first floor are two good sized bedrooms and house bathroom.

Outside the property has a walled front garden with lawn area. To the rear, the property has shared access and then a private enclosed garden which is mainly laid to lawn and has a range of hedges shrubs and garden shed. On-street parking located to the front of the property.

Located in Norton, just over the river Derwent, a short walk from Malton town centre, close to local facilities including shops, pubs, primary and secondary schools and a train station with regular connections to Scarborough, York and Leeds. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

EPC Rating D



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



**ENTRANCE HALLWAY**

Door to front aspect, radiator, stairs to first floor landing.

**SITTING ROOM**

13'8" x 12'0" (4.17 x 3.66)

Window to front aspect, feature electric fireplace, picture rail, power points and radiator.

**KITCHEN**

15'3" x 10'9" (4.67 x 3.28)

Window to rear aspect, range of wall and base units with sink, single electric oven, gas hob, integrated extractor, wood floor, power points, radiator and door to rear.

**PANTRY**

Shelves, window to side

**STORAGE CUPBOARD**

**FIRST FLOOR LANDING**

Loft hatch with loft space which is partly boarded and power.

**BEDROOM ONE**

15'3" x 13'5" (4.67 x 4.11)

Window to front aspect, picture rail, power points and radiator.

**BEDROOM TWO**

10'9" x 8'0" (3.30 x 2.44)

Window to rear aspect, picture rail, power points and radiator.

**HOUSE BATHROOM**

Window to rear aspect, partly tiled, bath with shower above and shower screen, extractor fan, towel radiator, sink and low flush WC.

**OUTSIDE**

Outside the property has a walled front garden with lawn area. To the rear, the property has shared access and then a private enclosed garden which is mainly laid to lawn and has a range of hedges shrubs and garden shed, On-street parking located to the front of the property.

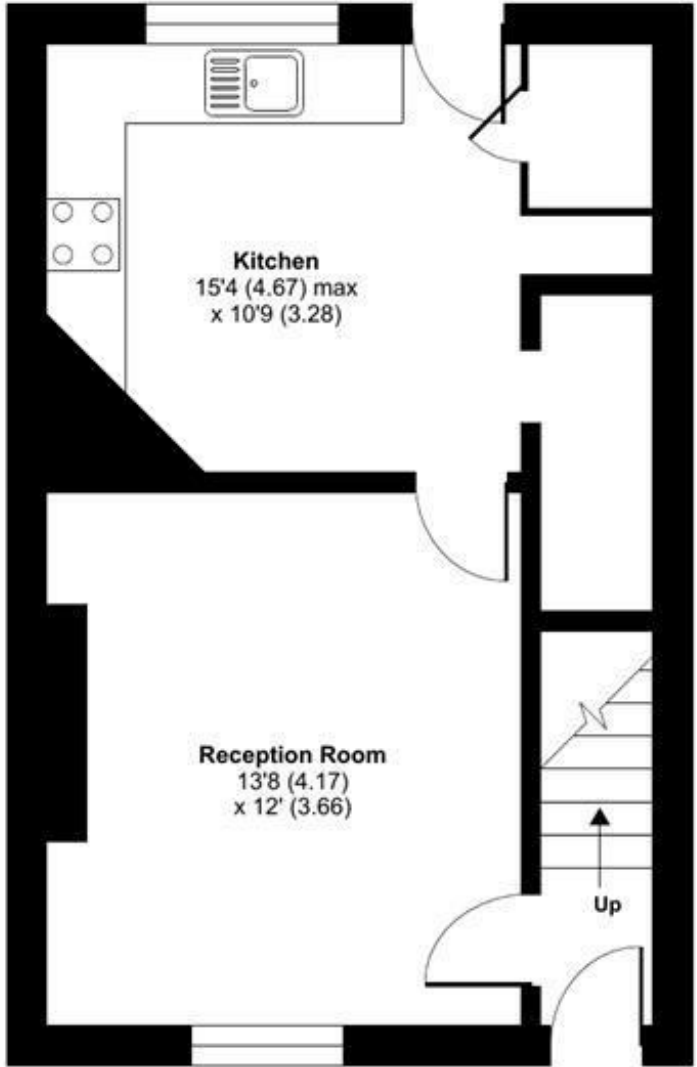
**COUNCIL TAX BAND A**



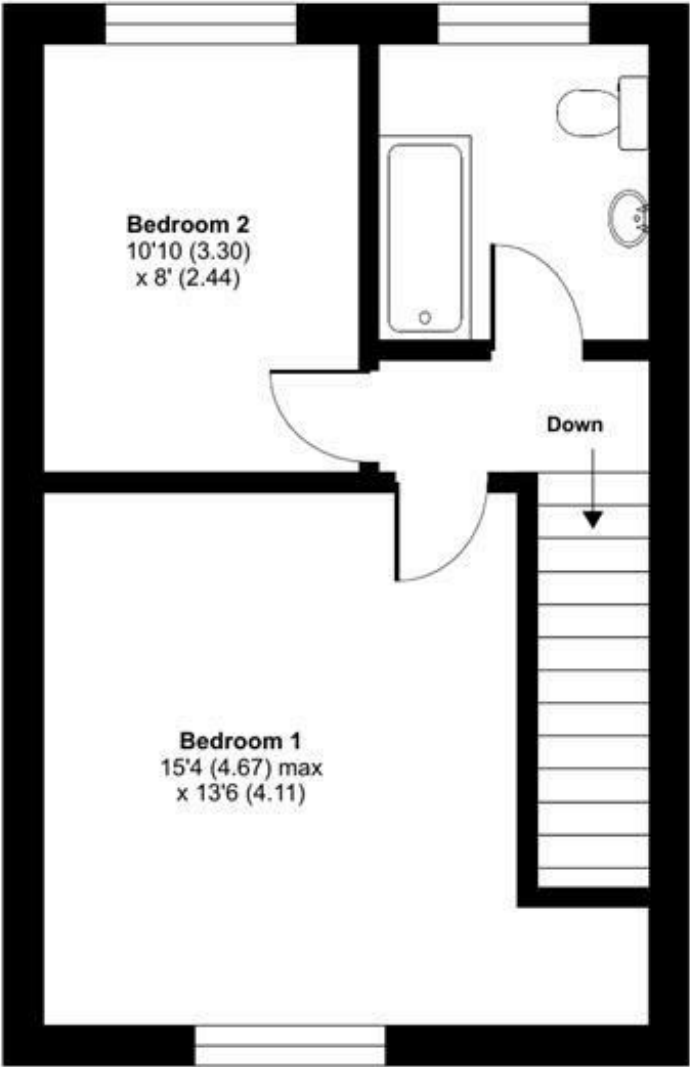
**Bark Knotts Terrace, Norton, Malton, YO17**

Approximate Area = 760 sq ft / 70.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 936590

