

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(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	76
(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.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



4, Heron Way, Norton, YO17 9AX Guide price £185,000

Exciting Opportunity – 2-Bedroom Semi-Detached Home in Need of Refurbishment located in this quiet cul de sac.
This two-bedroom semi-detached property presents a fantastic opportunity for those looking to put their own stamp on a home. In need of refurbishment, this property offers huge potential to be transformed into a stunning family home.

Situated in a sought-after residential area, the house has a bright and airy living room, a good-sized kitchen, and two well-proportioned bedrooms. The property also benefits from a sizeable garden, garden shed and covered driveway or outdoor seating area, ideal for entertaining and family activities.

With excellent local schools, amenities, and transport links nearby, this home is perfectly positioned for families and commuters alike. Whether you're an investor, a first-time buyer, or looking for a project, this is a fantastic opportunity to create a beautiful home tailored to your own style.

Don't miss out, book a viewing today!



LOCATION

Malton is a charming market town in North Yorkshire, often referred to as "Yorkshire's Food Capital" due to its thriving food scene, independent eateries, and regular food markets. Nestled on the edge of the Howardian Hills, an Area of Outstanding Natural Beauty, Malton offers a blend of historic character, countryside charm, and modern convenience.

The town boasts excellent transport links, with a train station providing easy access to York, Leeds, and beyond, as well as proximity to the A64 for road travel. Residents enjoy a welcoming community, a variety of boutique shops, and access to scenic walking trails along the River Derwent. With a mix of period properties, modern developments, and countryside retreats, Malton is an ideal location for those seeking a blend of rural tranquility and vibrant local culture.

KITCHEN

7'3" x 11'5" (2.23 x 3.48)

LIVING ROOM

16'1" x 11'5" (4.92 x 3.49)

BEDROOM ONE

10'11" x 11'5" (3.35 x 3.49)

BEDROOM TWO

9'6" x 11'5" (2.90 x 3.49)

LANDING

6'3" x 2'11" (1.93 x 0.90)

BATHROOM

6'3" x 5'4" (1.92 x 1.65)

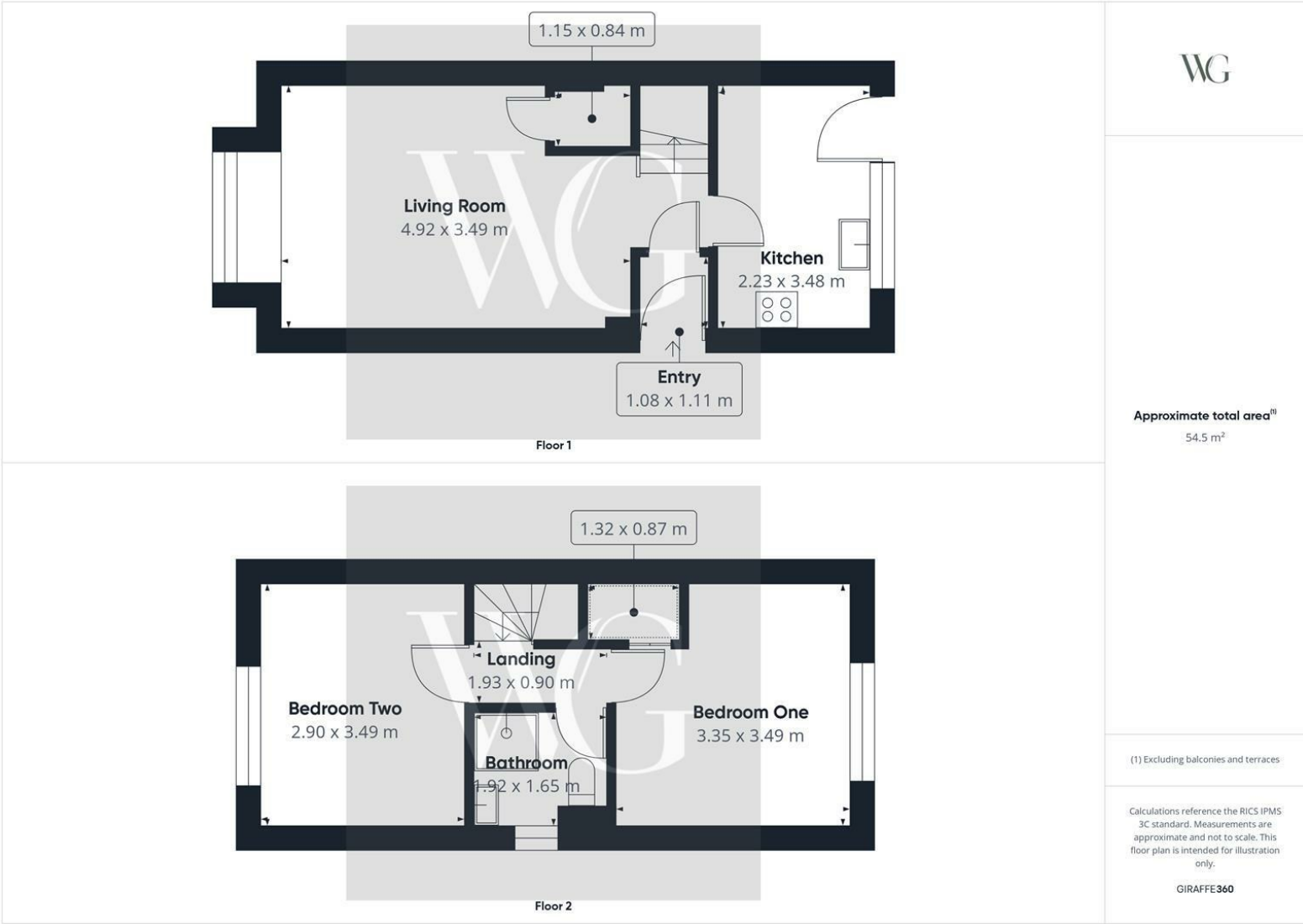
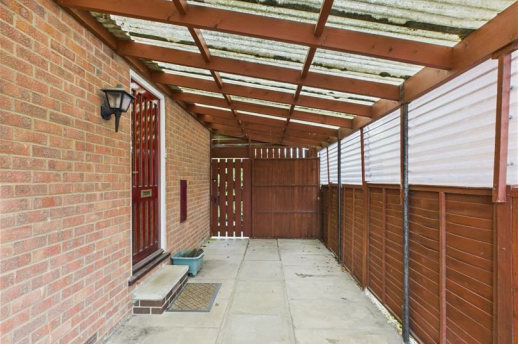
GARDEN

Front garden with gravel and rear garden, paved with lawn and garden shed.

DRIVEWAY

COUNCIL TAX BAND B

EPC TBC



WG