

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	59
(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	
(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

7, Kirkham View, Westow, YO60 7NL Guide price £245,950

Situated in a desirable village location, this attractively presented three-bedroom semi-detached home offers comfortable, modern living and is perfect for families, first-time buyers, or anyone seeking a peaceful yet well-connected lifestyle.

The property welcomes you with a bright and cosy living room, featuring a stylish feature fireplace with oak surround. This leads through to a contemporary kitchen/diner, well-equipped with an integrated oven, hob, and extractor, providing a practical and sociable space for cooking and entertaining. To the rear, a conservatory offers additional flexibility, currently used as a utility area, it could also serve as a playroom or sunroom.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom complete with a shower over the bath and glazed screen for added functionality and sleek design.

Outside, the property enjoys a wrap-around lawn garden, offering excellent outdoor space for families or garden lovers. A private driveway and single garage provide ample off-street parking and useful storage.

This is a fantastic opportunity to purchase a well-maintained home in a popular village setting.



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

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LOCATION

Set in the heart of the Howardian Hills Area of Outstanding Natural Beauty, Westow is a picturesque North Yorkshire village offering peaceful rural living with excellent access to nearby towns and cities. Just 5 miles from Malton and around 15 miles from York, it's perfectly placed for those who want countryside charm without feeling remote.

Steeped in history, Westow features traditional limestone cottages, the Grade II* listed St Mary's Church with its distinctive Norman tower, and the impressive 17th-century Westow Hall. The village pub, the Blacksmiths Arms, is a popular hub for locals and visitors alike, known for its welcoming atmosphere and quality food.

Westow also enjoys a vibrant community spirit, with a historic cricket club, scenic walking and cycling routes across the surrounding countryside. With convenient road links via the A64, it's an ideal spot for anyone seeking a blend of heritage, community, and natural beauty.

ENTRANCE HALL

Door and window to the side aspect, electric storage heater, power point, stairs to the first floor landing.

LOUNGE

14'11" x 12'3" (4.55 x 3.75)
Window to the front aspect, ornate feature fireplace, Tv point, electric storage heater, power points. Under stairs storage cupboard with light.

KITCHEN/DINER

15'5" x 9'2" (4.70 x 2.80)
Window and door to the rear aspect, giving access to the conservatory/utility /boot room. Range of wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric oven with four ring induction hob, extractor hood, space for dishwasher, space for fridge freezer, electric storage heater and power points

CONSERVATORY

15'7" x 7'6" (4.75 x 2.3)
Windows to the rear and sides, Double doors to the rear giving access to the rear garden, door to the side. Space for washing machine, space for tumble dryer, log stores, wood flooring, power points and light.

LANDING

Power point, storage cupboard and loft access.

BEDROOM ONE

14'9" x 9'0" (4.50 x 2.75)
Windows to the front aspect, TV point, electric storage heater and power points.

BEDROOM TWO

9'10" x 8'8" (3.00 x 2.65)
Windows to the rear aspect, electric storage heater and power points.

BEDROOM THREE

7'4" x 5'10" (2.25 x 1.80)
Windows to the front aspect, power points, currently used as a dressing room.

BATHROOM

Windows to the rear aspect, white three piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with electric shower over, chrome heated towel rail.

GARAGE

17'8" x 8'8" (5.4 x 2.65)
Brick built with up and over door, window to the side and side personnel door, power points and light.

REAR GARDEN

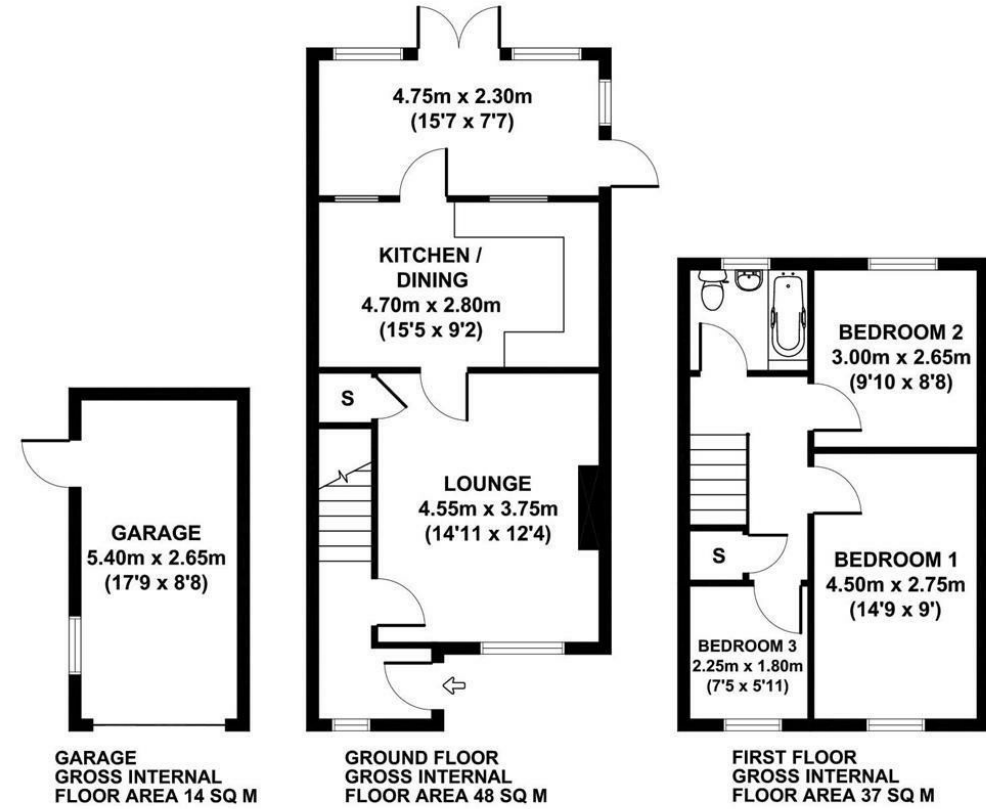
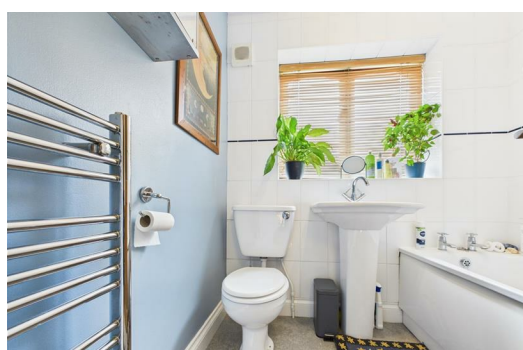
Good sized rear garden laid to lawn with patio area and mature hedged borders.

FRONT GARDEN

Front garden laid to lawn with mature hedged borders, gravelled driveway to the side leading to the detached garage with ample off street parking for numerous vehicles.

COUNCIL TAX BAND C

EPC RATING D



KIRKHAM VIEW
APPROX. GROSS INTERNAL FLOOR AREA 99 SQ M / 1066 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given