



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 84 |
| (81-91) B | |
| (69-80) C | 65 |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |
| England & Wales | |
| 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 | |
| EU Directive 2002/91/EC | |
| England & Wales | |

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

37, Fitzjohn Close, Malton, North Yorkshire, YO17 7FB Guide price £165,000

37 Fitzwilliam Close is a one bedroom semi-detached house situated on a generous plot on a well regarded housing development in Malton, with heaps of potential ideal for a first time buyer.

The property briefly comprises; porch way, living room, kitchen with side access to the garden, bedroom and bathroom. Externally, the property has large gardens to the front, driveway parking for multiple vehicles. To the rear there is an enclosed garden access by side gates, hard landscaping and patio and 2 large sheds.

Malton is a beautiful market town offering a range of local facilities including independent shops, pubs, excellent schooling and 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. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.



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



ENTRY

3'7" x 3'6" (1.1 x 1.09)
Porchway entered from front of property, half glazed door to living room.

LIVING ROOM

11'6" x 10'4" (3.52 x 3.16)
Front aspect, carpet, radiator, coal effect electric fire, open understairs storage, TV point, leading to kitchen and open plan stairs to first floor.

KITCHEN

11'7" x 7'1" (3.55 x 2.18)
Rear aspect, modern range of base and wall units, integrated wine rack, stainless steel sink and drainer with mixer tap, cooker hood, space for washing machine and oven, radiator, half glazed door to rear.

LANDING

5'11" x 6'1" (1.82 x 1.87)
Carpet stair access to landing, front aspect, cupboard with combo boiler, doors to bedroom and bathroom

BEDROOM

11'6" x 11'5" (3.53 x 3.49)
Front aspect double bedroom, carpet, radiator, TV point.

BATHROOM

5'4" x 6'1" (1.63 x 1.87)
Rear aspect, low flush WC, wash hand basin on pedestal, bath, shower over with shower curtain rail, vinyl floor, towel radiator.

OUTSIDE

Front landscaped garden, private drive access with space for multiple cars, rear hard landscaped garden with 2 x sheds for useful storage.

COUNCIL TAX BAND A

