

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		
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



**The Birch, Mill Beck Court, Langton Road, Malton,
Yorkshire, YO17 9PU**
Guide price £735,000

RESERVED

DUE FOR COMPLETION SUMMER 2022

'The Birch' enjoys a semi-rural position just off Langton Road, flanked by mature woodland and open paddocks, these highly individual houses will be built to a traditional design, but with a contemporary twist. The houses are arranged around a central courtyard, well spaced with ample parking, featuring a choice of 6 contrasting property styles and sizes all with high quality finishes. This exclusive address will have a real sense of individuality and open space but the location will provide easy access to the numerous facilities available in the twinned towns of Norton and Malton.

The property will benefit from a high specification kitchen with integrated appliances; solid oak veneer doors; choice of finishes up to a certain point of the build process; kitchen upgrade available.



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HALLWAY

CLOAKROOM

UTILITY

6'0" x 8'7" (1.83m x 2.62m)



LIVING ROOM

19'8" x 15'7" (6.01m x 4.75m)



STUDY

11'4" x 12'3" (3.46m x 3.75m)

KITCHEN/DINING

18'9" x 19'9" (5.72m x 6.03m)

FAMILY ROOM

14'6" x 13'9" (4.43m x 4.2m)

STAIRS/LANDING

BEDROOM 1

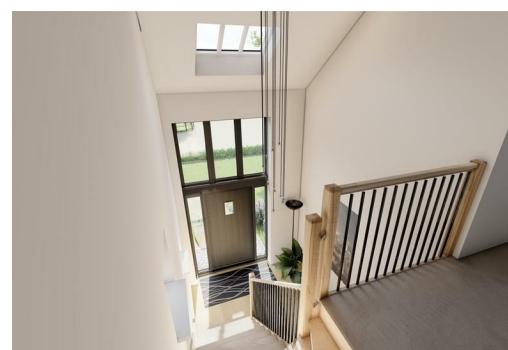
10'0" x 12'7" (3.06m x 3.85m)



ENSUITE 1

BEDROOM 2

10'11" x 14'7" (3.34m x 4.47m)



ENSUITE 2

BEDROOM 3

10'7" x 11'9" (3.25m x 3.6m)

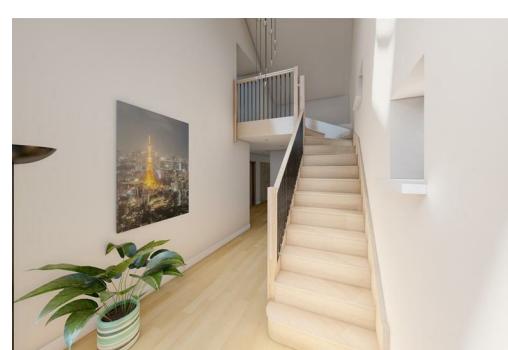


BEDROOM 4

10'5" x 11'9" (3.19m x 3.6m)

FAMILY BATHROOM

7'4" x 11'10" (2.26m x 3.61m)



Total area: approx. 247.5 sq. metres (2663.6 sq. feet)
Plot 4, Millbeck Court