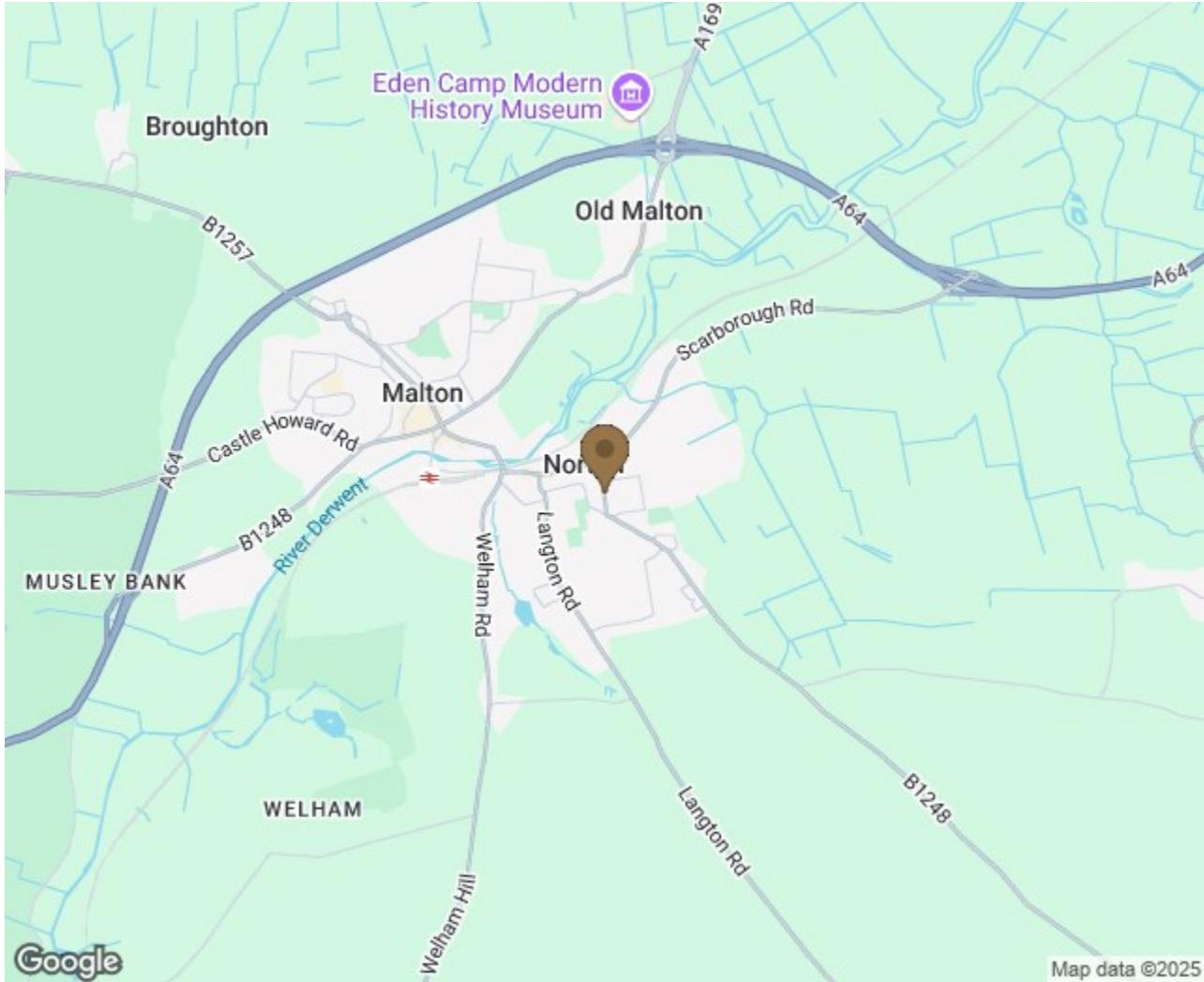




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		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



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



73, Mill Street, Malton, North Yorkshire, YO17 9JJ Guide price £160,000

73 Mill Street is a two lovely bedroom semi-detached house with a sunroom and substantial rear garden. This property is located in the heart of Norton, Malton.

The accommodation briefly comprises; sitting room, kitchen, sunroom and house bathroom. There are two good sized bedrooms on the first floor.

Externally there is a good sized laid to lawn garden with a raised pond.

Norton offers a good range of facilities and adjoins the popular market town of Malton, with primary and secondary schools. Malton railway station provides regular connections to York, Leeds, and Scarborough. The ancient city of York, the North York Moors National Park, Yorkshire Wolds and the coastal resorts of Scarborough, Whitby, Filey and Bridlington are all commutable.



LIVING ROOM
11'0" x 11'3" (3.36 x 3.45)
Windows to front aspect, tiled fireplace, TV point, power points and radiator. Main entrance.

KITCHEN
8'8" x 8'4" (2.66 x 2.56)
Window through to rear aspect sunroom, laminate flooring, integrated oven/hob, two understairs cupboards with ample space for fridge/freezer, door to upstairs.

HALLWAY
Access to both bedrooms.

BATHROOM
8'1" x 5'9" (2.48 x 1.77)
Frosted window to sunroom, bath with shower above, low flush WC, heated towel rail and sink.

BEDROOM 1
11'0" x 9'3" (3.37 x 2.82)
Small in-built cupboard, radiator, window to rear or property.

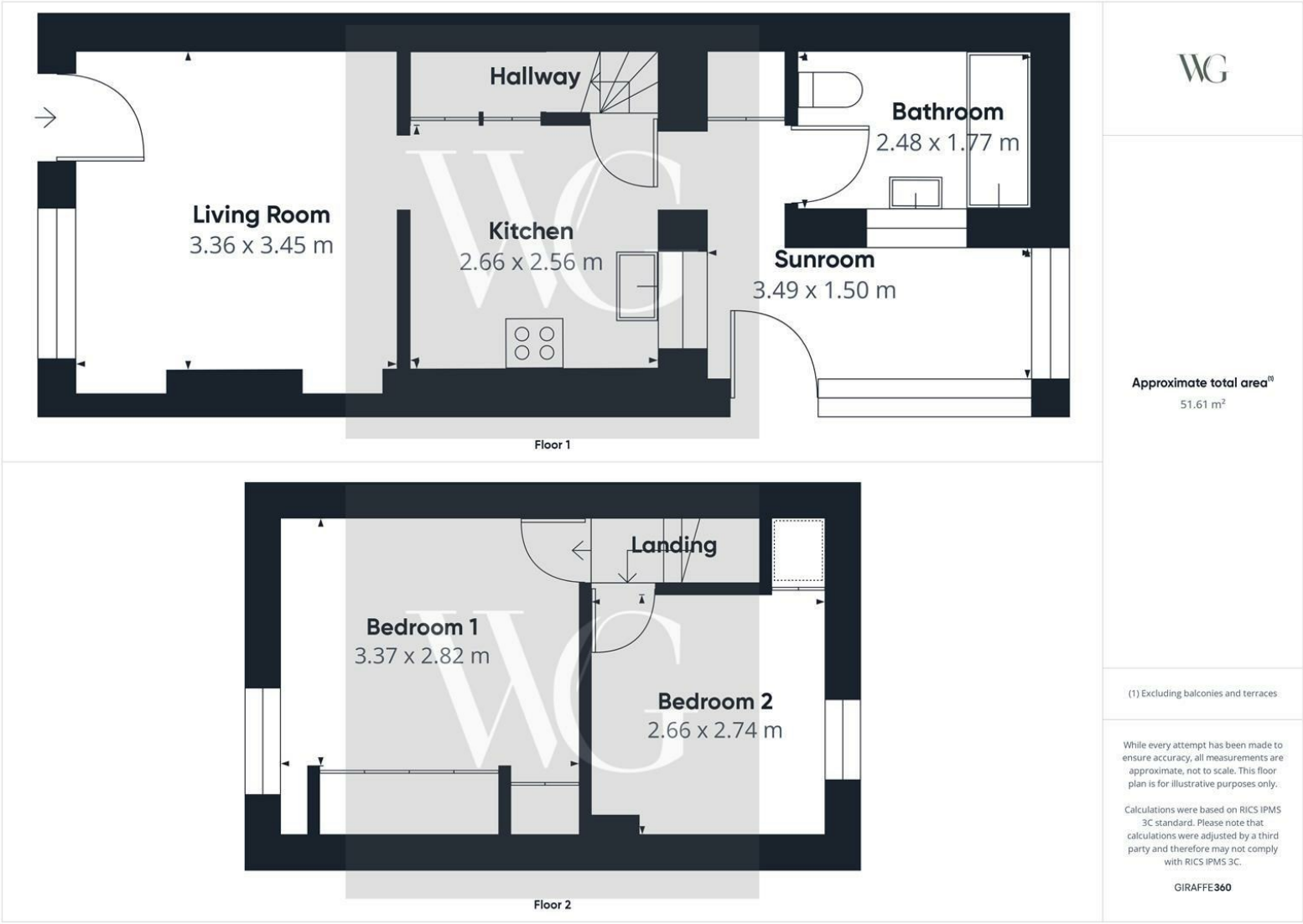
BEDROOM 2
8'8" x 8'11" (2.66 x 2.74)
Window to the front of property, two built-in double wardrobes, one cupboard, radiator and power points.

SUNROOM
11'5" x 4'11" (3.49 x 1.50)
Radiator, power points, in-built cupboard, leading into bathroom.

GARDEN
Lawn area, paved area and raised pond. Fully enclosed.

PARKING
Parking is on-street to the front of the property.

COUNCIL TAX BAND A



WG

Approximate total area[®]
51.61 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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