



7 Plough Lane  
Eastfield, YO11 3FU  
Guide price £78,750



WILLOWGREEN  
ESTATE AGENTS

## 7 Plough Lane, Eastfield, YO11 3FU

### \*SHARED OWNERSHIP\*

Welcoming and well-proportioned, this three-bedroom home offers a fantastic opportunity for families, first-time buyers, or those looking to upsize with ease. Situated in a popular residential location, the property benefits from off-street parking for two vehicles and a generously sized rear garden complete with one large shed for storage or hobbies.

The ground floor opens into a light-filled sitting room, a cosy yet spacious space ideal for everyday living. To the rear, the generous kitchen offers ample room for dining and entertaining, with direct access to the garden, creating a natural flow between indoor and outdoor spaces. A guest cloakroom adds to the practicality of the downstairs layout.

### ENTRANCE HALL

Door to the front aspect, radiator, power point, stairs leading to the first floor.

### LIVING ROOM

12'1" x 13'7" (3.69 x 4.16)

### KITCHEN

10'7" x 14'4" (3.23m x 4.37m )

### REAR HALLWAY

### GUEST CLOAKROOM

4'6" x 4'10" (1.38 x 1.48)

### LANDING

6'7" x 7'8" (2.02 x 2.34)

### BEDROOM ONE

8'4" x 14'3" (2.56m x 4.35)

### BEDROOM TWO

8'3" x 13'11" (2.52m x 4.26m )

### BEDROOM THREE

6'11" x 10'3" (2.13m x 3.13m )

### BATHROOM

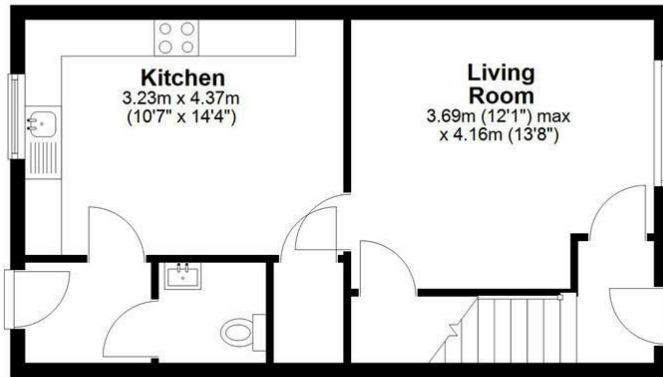
### EPC RATING B

### COUNCIL TAX BAND B



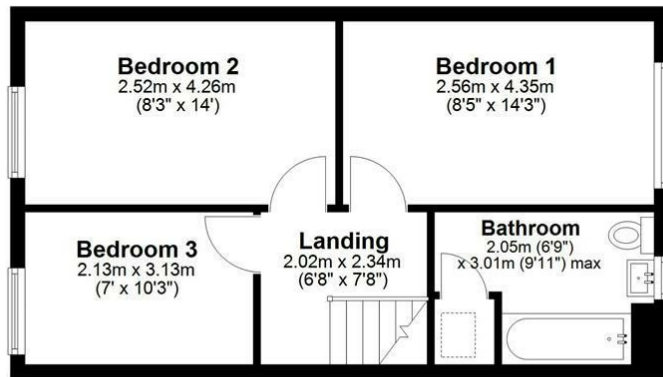
### Ground Floor

Approx. 40.6 sq. metres (437.5 sq. feet)



### First Floor

Approx. 40.6 sq. metres (437.5 sq. feet)



Total area: approx. 81.3 sq. metres (875.0 sq. feet)

**7 Plough Lane, Eastfield**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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

