

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div>42</div>	<div>94</div>
(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	
<div>Environmental Impact (CO₂) Rating</div>			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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



Westfield Farm Cottage, Beverley Road, Norton, Malton,
North Yorkshire, YO17 9PL
£1,200 Per month

Westfield Farm Cottage is a beautiful three bedroom family home, situated on the outskirts of Norton on the grounds of this working farm. With open views and well presented throughout, this property is available to let on an Assured Shorthold Tenancy Agreement for twelve months, renewable by agreement.

This charming country home in brief comprises; entrance, open plan kitchen/diner, lounge, utility room, boot room and guest cloakroom, To the first floor are three bedrooms and two bathrooms. Garage & outbuildings to the exterior.

Pets considered Strictly no smokers.

Possibility of stables and paddock available to rent with the property on separate negotiation, case by case basis.

EPC Rating E



GROUND FLOOR ENTRANCE

LIVING ROOM

14'9" x 12'9" (4.52 x 3.91)

KITCHEN/DINING ROOM

24'8" x 13'3" (7.52 x 4.04)

Electric AGA, electric oven and integrated dishwasher.

BOOT ROOM

9'3" x 6'9" (2.82 x 2.06)

UTILITY

9'4" x 8'11" (2.87 x 2.74)

GUEST CLOACKROOM

FIRST FLOOR

HOUSE BATHROOM

BEDROOM ONE

14'11" x 14'7" (4.57 x 4.45)

EN-SUITE

BEDROOM TWO

14'9" x 13'3" (4.50 x 4.06)

BEDROOM THREE

13'3" x 9'1" (4.06 x 2.79)

GARAGE

16'7" x 8'2" (5.08 x 2.51)

SHED

9'8" x 6'3" (2.95 x 1.91)

WC

COUNCIL TAX BAND D

SERVICES

Oil fired central heating,

GARDEN



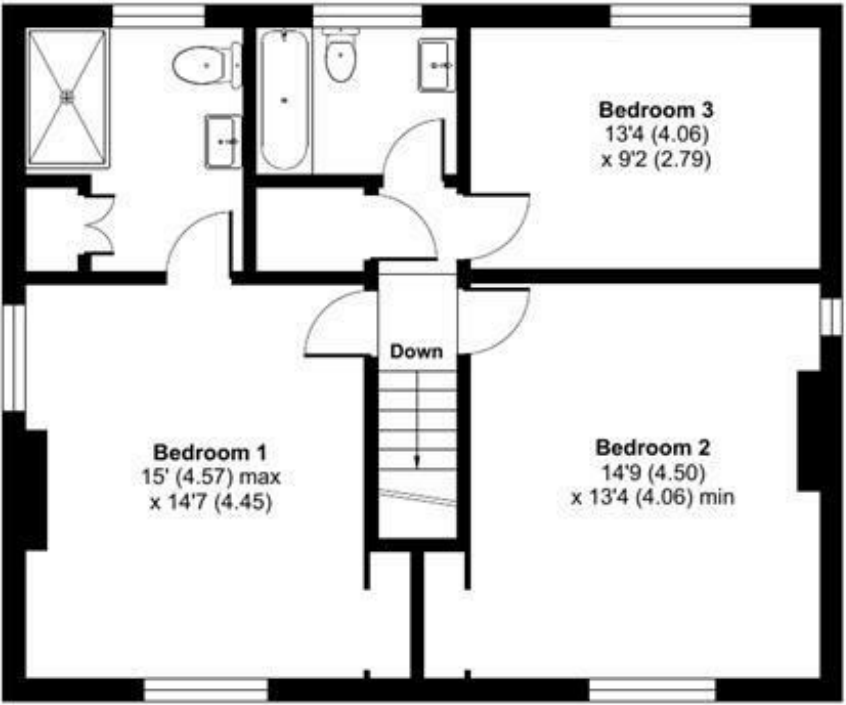
Beverley Road, Norton, YO17

Approximate Area = 1626 sq ft / 151 sq m (includes garage)

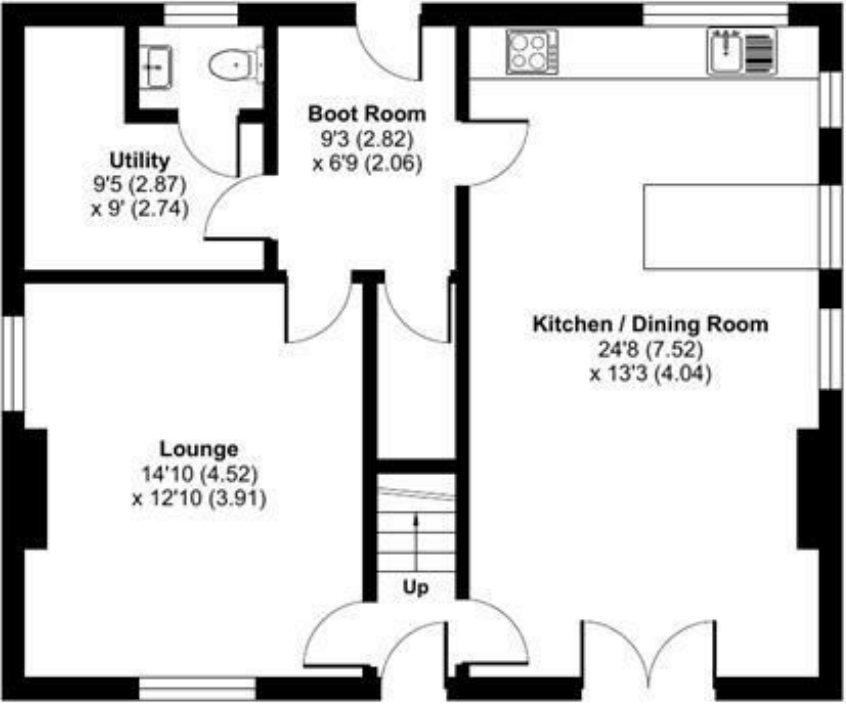
Outbuildings = 80 sq ft / 7.4 sq m

Total = 1706 sq ft / 158.4 sq m

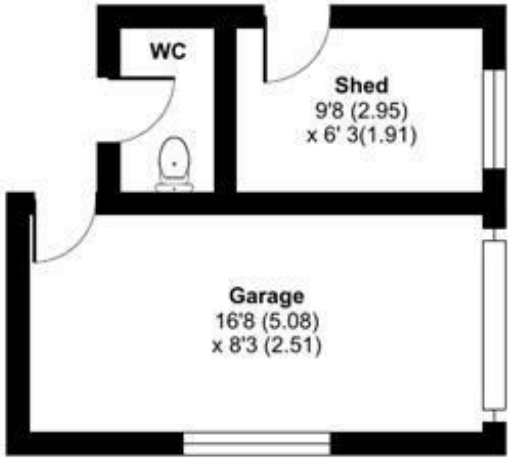
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2023. Produced for Willowgreen Estate Agents. REF: 969815

