



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(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



**37, Beckside, Norton, Malton,
North Yorkshire, YO17 8AR**

Guide price £235,000

37, Beckside is a beautifully presented three bedroom end-terrace house with a flexible family living space. This house offers three good sized bedrooms with the added benefit of a single garage, driveway and good sized rear courtyard.

The accommodation briefly comprises; entrance hall, guest cloakroom, spacious sitting room opening into the dining area and a separate kitchen. To the first floor is a family bathroom, two bedrooms and a master bedroom with en-suite shower room. Externally, the front of the property is stone flagged with a range of plants and shrubs, a single garage and driveway for multiple vehicles. The rear is gravelled with planted areas and established fruit trees, a garden shed and a summer house.

Located on the Redrow development off of Scarborough Road, giving easy access to the A64 for Malton, Scarborough, York & Leeds.

EPC rating C



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WILLOWGREEN
ESTATE AGENTS



ENTRANCE HALLWAY

Power points, radiator.

GUEST CLOAKROOM

Window to side aspect, low flush WC, hand wash basin, radiator.

LIVING ROOM

15'8" x 10'7" (4.78 x 3.25)

Bay window to front aspect, electric fireplace with stone surround, TV point, power points, radiator.



DINING ROOM

10'4" x 8'10" (3.15 x 2.70)

Sliding doors to rear aspect, power points, radiator.



KITCHEN

11'9" x 9'4" (3.60 x 2.85)

Window to rear aspect, range of wall and base units with wooden work surfaces, space for cooker with extractor over, tiled splashback, plumbing for washer, plumbing for dishwasher, stainless steel sink with mixer taps, space for fridge/freezer, power points, radiator.



FIRST FLOOR LANDING

Power points, radiator.

MASTER BEDROOM

10'5" x 11'1" (3.20 x 3.39)

Window to front aspect, fitted wardrobes, power points, radiator.



EN-SUITE

Fully tiled walk in shower cubicle, low flush WC, hand wash basin with pedestal, heated towel rail.

BEDROOM TWO

10'1" x 10'11" (3.08 x 3.35)

Window to rear aspect, power point, radiator.



BATHROOM

Window to front aspect, fully tiled, walk in shower, low flush WC, hand wash basin with pedestal, radiator.

BEDROOM THREE

12'2" x 7'2" (3.73 x 2.20)

Window to rear aspect, power points, radiator.



EXTERIOR

Externally, the front of the property is stone flagged with a range of plants and shrubs, a single garage and driveway for multiple vehicles. The rear is gravelled with planted areas, established fruit trees, garden shed and a summer house.

GARAGE

Up and over door, power and lighting.

SERVICES

Mains drainage, water, gas and electric.

COUNCIL TAX BAND

