

**2a, Juniper Drive, Malton,
North Yorkshire, YO17 8BZ
Guide price £235,000**

2a Juniper Drive is a well presented three bedroom semi-detached home located on the development of Westfield, located off of Scarborough Road in Norton.

The accommodation offers modern living space with entrance hall, sitting room, inner hall, guest cloakroom and kitchen/dining room with double doors opening out onto the rear garden. The first floor briefly comprises master bedroom with en-suite shower room, two double bedrooms and house bathroom.

Externally, there is a lawned area to the front of the property, with driveway parking and single integral garage with up and over door. To the rear of the property there is a good sized enclosed garden laid to lawn with a paved patio area perfect for entertaining.

Malton is a beautiful market town offering a range of local facilities including independent shops, pubs, excellent schooling and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the east coast and the west towards York, Leeds and the wider motorway network. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

EPC Rating D

Energy Efficiency Rating	
Current	Potential
76	89

Environmental Impact (CO ₂) Rating	
Current	Potential
77	78

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.

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Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



ENTRANCE PORCH

Door to front, wooden style flooring, radiator, fuse box.

SITTING ROOM

16'0" x 10'4" (4.89m x 3.15m)
Window to front aspect, radiator, TV point, power points, wooden style flooring.

KITCHEN/DINING ROOM

7'8" x 18'10" (2.34m x 5.75m)
Window to rear aspect, wooden style flooring, radiator, range of wall and base units with work surfaces, tiled splash back, plumbed for washing machine, space for fridge/freezer, space for dryer, sink and drainer unit, integrated electric oven, hob and extractor hood, double doors to the rear patio, extractor fan, power points.

GUEST CLOAKROOM

Wash hand basin, low flush WC.

FIRST FLOOR LANDING

Built in storage cupboard.

MASTER BEDROOM

9'6" x 13'10" (2.91m x 4.23m)
Windows to front aspect, radiator, power points, TV point.

MASTER EN-SUITE

Opaque window to front aspect, enclosed shower with wall tiling, wash hand basin with pedestal, tiled splash back, low flush WC, radiator, extractor fan.

BEDROOM TWO

11'2" x 8'9" (3.42m x 2.67m)
Window to rear aspect, radiator, power points.

BEDROOM THREE

7'10" x 9'10" (2.40m x 3.00m)
Window to rear aspect, radiator, power points.

HOUSE BATHROOM

Opaque window to side aspect, panel enclosed bath with mixer tap and shower head attachment, part tiled walls, wash hand basin with pedestal, low flush WC, extractor fan, radiator.

GARDEN

There is a lawned garden to the front aspect and and driveway parking. There is also a single integral garage with up and over door. To the rear aspect there is an enclosed garden mainly laid to lawn with patio area and lean-to.

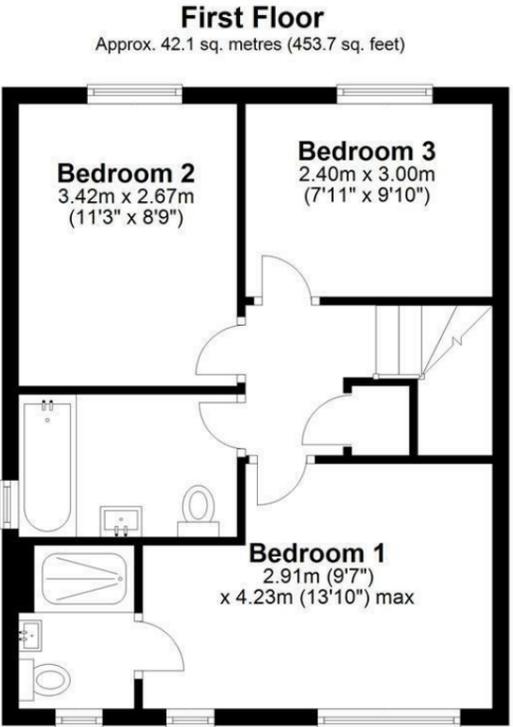
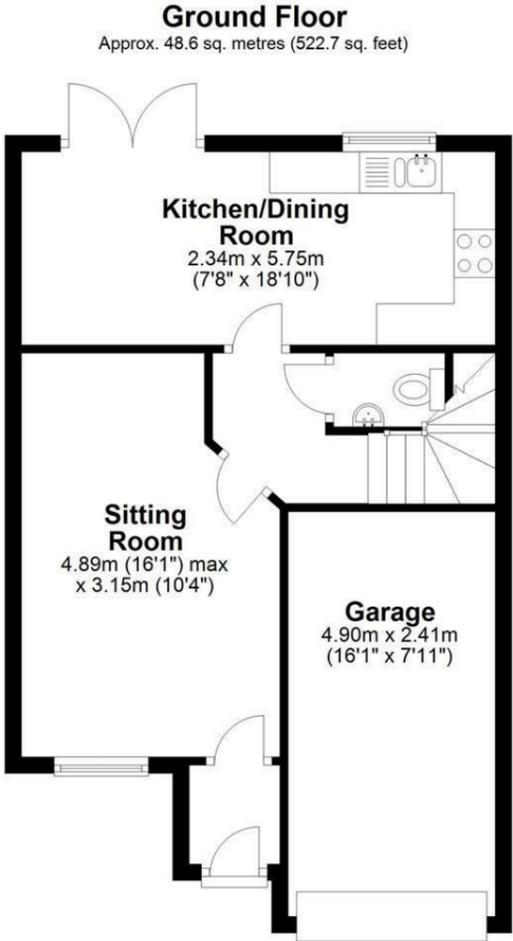
COUNCIL TAX BAND C

TENURE

Freehold.

SERVICES

Mains drainage, gas and electric.



Total area: approx. 90.7 sq. metres (976.4 sq. feet)
2a Juniper Drive, Norton