



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	94
(81-91) B	
(69-80) C	79
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
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	
EU Directive 2002/91/EC	
England & Wales	

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

Springfield, Moor Lane, Brawby, Malton, North Yorkshire, YO17 6PY £350,000

Nestled in the peaceful village of Brawby near Malton, this beautifully presented two-bedroom, two-bathroom home offers modern comfort with an adaptable design that can easily revert to a three-bedroom layout if desired.

The welcoming entrance hall leads to a spacious open-plan kitchen, dining, and living area, a bright and inviting space ideal for entertaining or relaxing. The contemporary kitchen features sleek cabinetry, granite worktops, and a generous central island. Bi-fold doors open onto the garden, creating a seamless indoor-outdoor flow that's perfect for summer living.

Upstairs, you'll find two well-proportioned bedrooms and a stylish family bathroom. The principal bedroom includes a private en-suite, while the second bedroom enjoys picturesque views over surrounding farmland, reflecting the home's tranquil countryside location.

This energy-efficient property also benefits from an air source heat pump, an electric garage door, and a neatly integrated cloakroom beneath the stairs, combining sustainable living with modern convenience in an elegant rural setting.



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



LOCATION

Brawby is a small village just north of Malton, sitting neatly between the rivers Rye and Seven. It's a quiet spot, with farmland stretching out on all sides, and easy access to the Howardian Hills and the edge of the North York Moors. The village itself is mostly cottages and farmhouses, with a friendly, lived-in feel.

From Brawby you're only a short drive to Malton, Yorkshire's food capital, with its markets, restaurants, and craft shops. Head the other way and you'll find wide open countryside, riverside walks, and routes up towards Kirkbymoorside and the moors beyond. The village is also known for its small but characterful Brawby Garage concerts, hosted in a converted garage and bringing in musicians and performers from near and far.

HALL

SITTING ROOM

12'6" x 9'9" (3.83 x 2.99)

DINING KITCHEN

20'2" x 15'11" (6.17 x 4.86)

GUEST CLOAKROOM

FIRST FLOOR LANDING

BEDROOM ONE

13'5" x 15'11" (4.1 x 4.86)

EN-SUITE

BEDROOM TWO

8'7" x 7'6" (2.63 x 2.3)

BATHROOM

7'6" x 8'6" (2.3 x 2.6)

GARDEN

GARAGE

Electric door, power, light and sink area

ADDITIONAL NOTES

No smoking and no pets.

EPC RATING C

COUNCIL TAX BAND C

