

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	83	92
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	84	92
(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



**36, Acre Way, Malton,
North Yorkshire, YO17 7AG**
Guide price £375,000

36 Acre Way sits in a very desirable position to the Northern edge of the popular Broughton Manor development, enjoying a lovely outlook across the open countryside and the designated green area. The property was purchased new in 2017 and has a 10 year NHBC guarantee from the date purchased.

The ground floor provides open plan, versatile living space which is immaculately presented with good quality fixtures and fittings. A spacious and well equipped dining kitchen extends the full width of the property overlooking the rear south facing garden, double doors flow through to the sitting room and a cloakroom is off the hallway. On the first floor there are four good sized bedrooms, master bedroom with en-suite shower room and a house bathroom.

Outside there is a fully enclosed South facing garden to the rear with a lovely paved patio area for sitting out and a timber framed summer house. To the front there is ample driveway parking and an integral garage.

Malton and Norton are popular market towns offering plenty of local facilities including shops, pubs, primary and secondary schools 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 B



ENTRANCE HALLWAY

15'8" x 6'7" (4.79m x 2.01m)

Door to front aspect, tiled flooring, stairs to first floor landing, power points, radiator, under stairs store.

SITTING ROOM

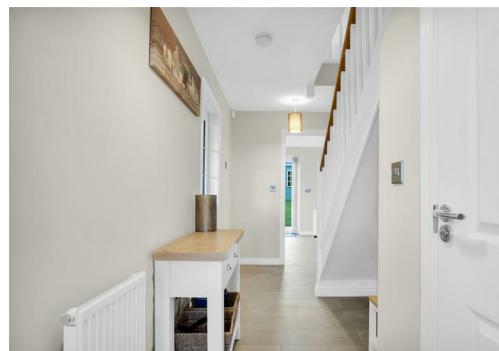
15'8" x 10'3" (4.79m x 3.14m)

Bay window to front aspect, radiator, power points, telephone point, feature electric fireplace with surround.

KITCHEN/DINING ROOM

9'7" x 25'11" (2.94m x 7.91m)

Windows to rear aspect, tiled flooring, a range of wall and base units with roll top work surfaces, sink and drainer unit, integrated electric oven, grill and gas hob, extractor fan, integrated fridge/freezer, dishwasher and washer dryer, radiator, power points, double doors leading to the rear garden.



FIRST FLOOR LANDING

Window to front aspect, power points, radiator, storage cupboard.

MASTER BEDROOM

9'10" x 14'2" (3.02m x 4.32m)

Window to rear aspect, fitted wardrobes, power points, TV point, radiator.

MASTER BEDROOM EN-SUITE

Low flush WC, wash hand basin with vanity unit, enclosed shower, part tiled walls, tiled flooring, heated towel rail, extractor fan.

BEDROOM TWO

11'7" x 10'8" (3.55m x 3.27m)

Window to front aspect, power points, radiator.

BEDROOM THREE

9'10" x 11'7" (3.02m x 3.55m)

Window to rear aspect, power points, radiator

BEDROOM FOUR

8'7" x 8'4" (2.62m x 2.56m)

Window to front aspect, power points, radiator.

HOUSE BATHROOM

Opaque window to the side aspect, low flush WC, wash hand basin with vanity unit, panel enclosed bath with mixer taps and shower over, fully tiled walls, tiled flooring, heated towel rail, extractor fan.

REAR GARDEN

Good sized and well maintained garden to the rear, mainly laid to lawn with a patio, stepping stones to the summerhouse, outdoor tap, outdoor power socket, side access.

FRONT GARDEN & PARKING

To the front of the property is open with laid to lawn and driveway parking for up to two vehicles, access to the garage.

GARAGE

17'1" x 8'1" (5.21m x 2.47m)

Up and over door, power and lighting.

TENURE

Freehold.

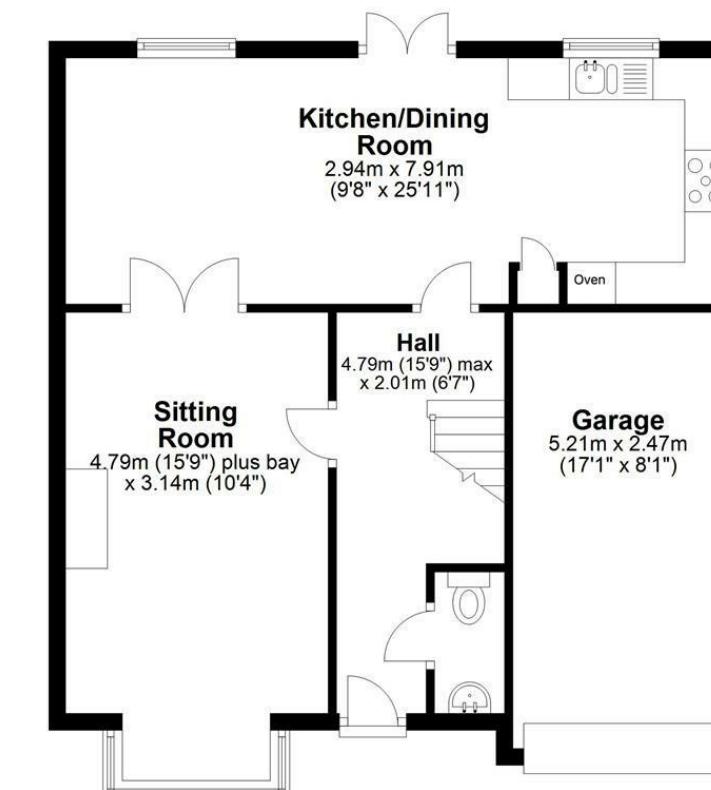
COUNCIL TAX BAND D

SERVICES

Mains water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central heating, UPVC Double Glazing.

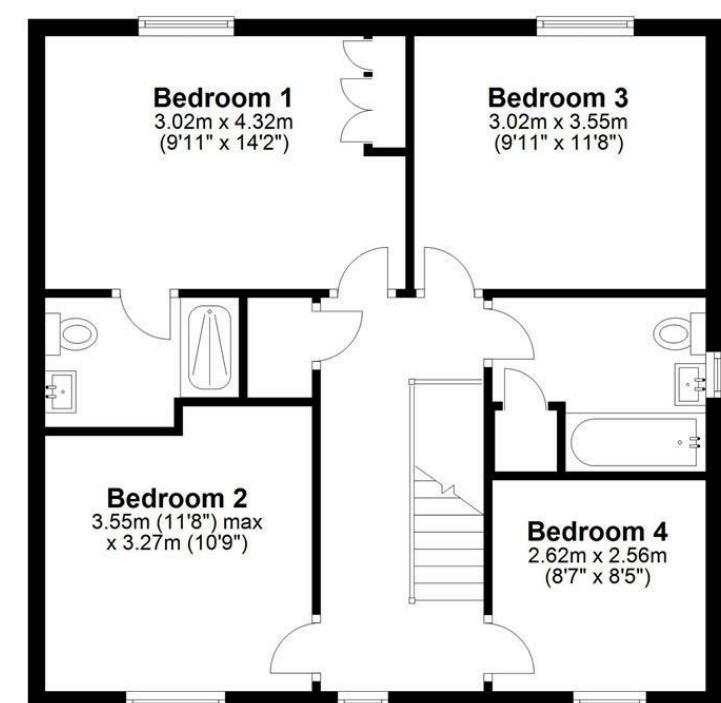
Ground Floor

Approx. 63.7 sq. metres (685.4 sq. feet)



First Floor

Approx. 61.9 sq. metres (666.0 sq. feet)



Total area: approx. 125.6 sq. metres (1351.4 sq. feet)

36 Acre Way, Malton