



**22, Laurel Court, Malton, North Yorkshire, YO17 6BY**  
**Guide price £250,000**

22 Laurel Court is a semi-detached two bedroom bungalow located on the Linden Homes Copperfield development in Malton. This property briefly comprises: entrance hallway, living room, open plan kitchen/dining room with integrated appliances, two bedrooms, spacious garden with garden shed.

To the outside is a low maintenance landscaped garden to the rear aspect, with a paved area and lawn, with substantial garden shed.

Malton is a popular market town offering a range of local facilities including 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 B



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>96</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> 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](http://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



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6-8 Market St, Malton, North Yorkshire YO17 7LY

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**KITCHEN**

11'7" x 10'2" (3.55 x 3.11)  
Window to front aspect, sink and drainer unit with mixer tap, gas hob and integrated oven and extractor, integrated fridge, freezer and dishwasher, radiator and power points, leads to bathroom and living room.

**BATHROOM**

8'2" x 5'6" (2.51 x 1.68)  
Tiled, enclosed bath with shower, low flush wc, sink, shaver point, radiator and window to side aspect.

**LIVING ROOM**

15'8" x 9'9" (4.79 x 2.99)  
Window to front aspect, radiator, power points and tv point.

**BEDROOM ONE**

13'2" x 9'8" (4.02 x 2.96)  
Window to rear aspect, radiator, power points, tv point, in-built wardrobe.

**BEDROOM TWO**

7'1" x 10'1" (2.18 x 3.08)  
Window to rear aspect, tv point, power points and radiator.

**GARDEN**

Fully enclosed rear aspect garden, access to side of property, partly paved, lawn and gravel, garden shed.

**EPC RATING B**

**COUNCIL TAX BAND C**

