



**Plot 3 Chapel Yard
Malton, North Yorkshire YO17 6PY**

Guide price £320,000

****DUE FOR COMPLETION JUNE 2021****

Chapel Yard is a contemporary, new build village small development on a private cut-de-sac located in the peaceful village of Brawby. This wonderful property offers spacious rooms with a fabulous garden room which offers a wonderful open plan living kitchen area. A modern new home in a wonderful village location.

The property comprises; utility room, sitting room, kitchen/dining room, master bedroom with en-suite, 2 further bedrooms and a family bathroom.

The contemporary designed kitchens will include integrated appliances, the ground floor will benefit from underfloor heating. An air source heat pump will provide modern eco-friendly and cost effective system for heating and hot water.

Brawby lies within the Vale of Pickering on the road linking Barton-le-Street with Great Barugh. The market town of Malton is located approximately seven and a half miles away and offers a comprehensive range of amenities, including secondary schooling, shops, bars and restaurants and railway station with regular services to York and beyond. The village falls within the catchment area for Amotherby primary school, which has an excellent reputation. Kirkbymoorside and Pickering are both close to hand and the City of York is approximately 26 miles away.

HALL

SITTING ROOM

13'1" x 10'5" (4.0 x 3.2)

DINING KITCHEN

13'1" x 17'0" (4.0 x 5.2)

CLOAKROOM

GARDEN ROOM

7'2" x 17'0" (2.2 x 5.2)

LANDING

BEDROOM 1

10'9" x 9'6" (3.3 x 2.9)

EN-SUITE

BEDROOM 2

10'9" x 8'6" (3.3 x 2.6)

BEDROOM 3

7'2" x 11'1" (2.2 x 3.4)

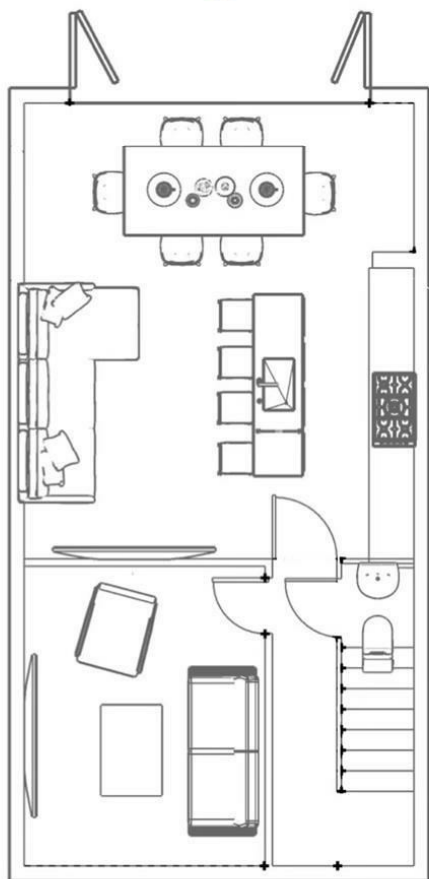
BATHROOM

7'6" x 8'2" (max) (2.3 x 2.5 (max))

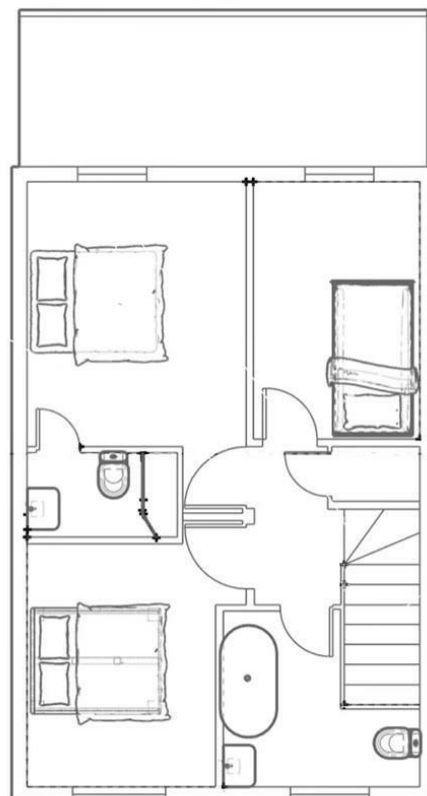
GARDEN

CAR PORT

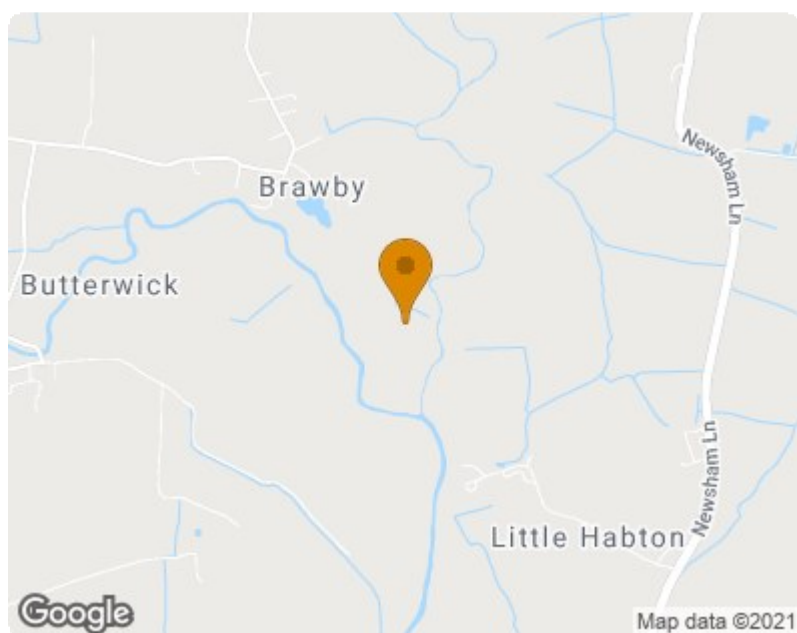




Ground Floor



First Floor



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



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