



Sunnyside Moor Lane Malton, North Yorkshire YO17 6PY

£325,000

Sunnyside is a contemporary, new build village small development, 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; , sitting room, kitchen/dining room, master bedroom with en-suite, 2 further bedrooms, a family bathroom and garage.

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

12'5" x 17'0" (3.8 x 5.2)

GARDEN ROOM

6'10" x 17'0" (2.1 x 5.2)

CLOAKROOM

LANDING

BEDROOM 1

11'10" (max) x 9'10" (3.62 (max) x 3.0)

EN-SUITE

BEDROOM 2

11'10" (max) x 8'6" (3.62 (max) x 2.6)

BEDROOM 3

7'2" x 10'2" (2.2 x 3.1)

BATHROOM

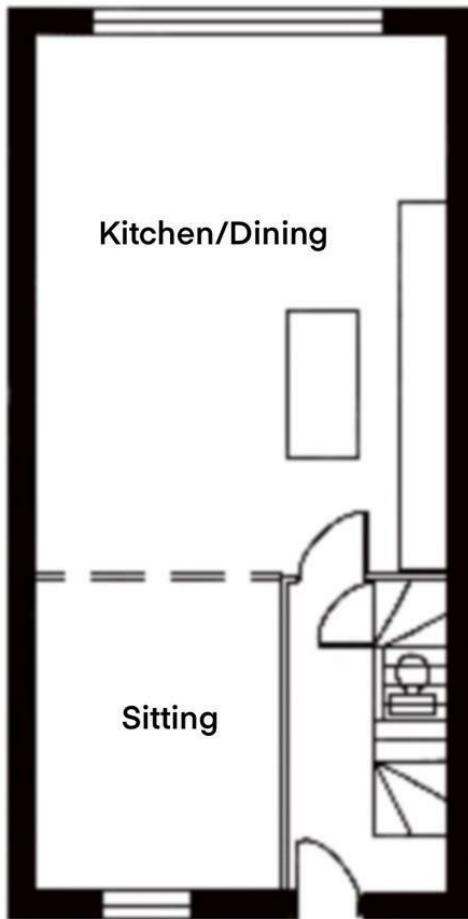
7'6" x 8'6" (2.3 x 2.6)

GARDEN

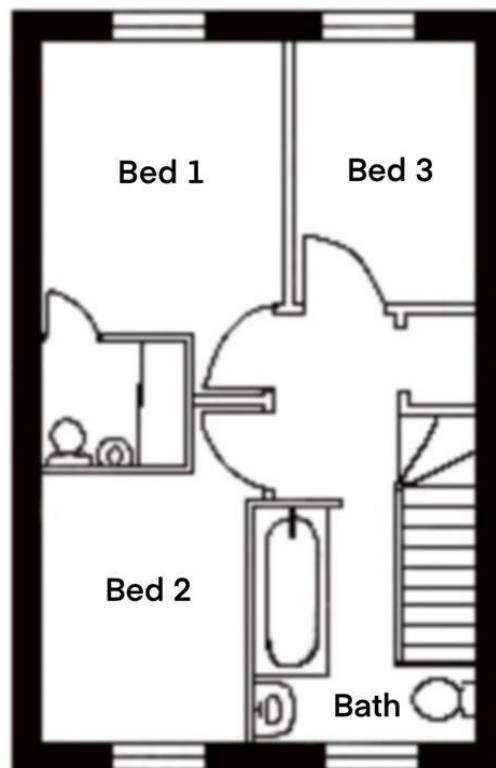
GARAGE



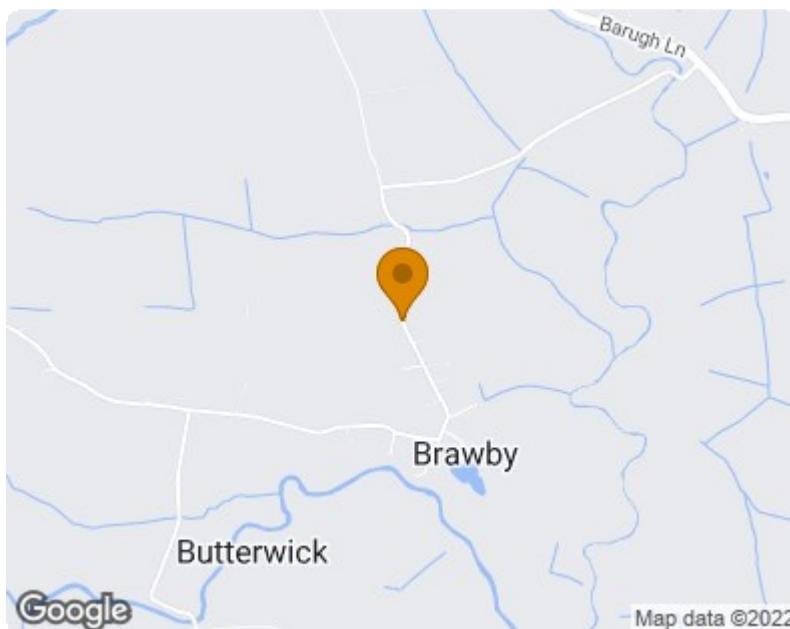
Plots 2 and 4



Ground floor



First floor



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



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