



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

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.

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11, Wheatlands, Malton, North Yorkshire, YO17 7FN Guide price £475,000

11 Wheatlands is a beautifully presented four bedroom, detached family home located on the popular Taylor Wimpey development in Malton, just a short walk from the town centre. This contemporary family home offers an abundance of space with four double bedrooms arranged over three floors with two en-suites plus family bathroom.

The accommodation consists of entrance lobby, spacious entrance hall, guest cloakroom/WC, sitting room, open plan kitchen and dining area with vaulted ceiling and patio doors opening onto the garden. To the first floor are three double bedrooms, one with en-suite and dressing area, house bathroom and stairs leading to the master bedroom with walk in wardrobe and a second en-suite. Externally lies an enclosed landscaped garden with double drive to the front and an integral garage with internal access to the house.

In recent years, Malton has been able to address many of the economic challenges faced by other rural towns. It offers a good range of amenities, including supermarkets, quirky shops, artisan food producers, restaurants, cafés and pubs, tennis courts, high street banks, gyms, a cinema and excellent schools. The town is well-placed for access to York (approximately 18 miles), Scarborough (approximately 25 miles), and Leeds (approximately 47 miles). The Coastliner bus service operates frequent services from Leeds and York via Malton to Scarborough, Whitby and other towns on the east coast. Malton railway station provides fast regular services to York, Leeds, Manchester, and Liverpool, as well as the east coast.

EPC Rating B



ENTRANCE
Door to the front aspect and door to inner hall.

HALLWAY
Radiator, stairs to the first floor, power points, door to the garage and double doors leading through to the dining kitchen.

INTEGRAL GARAGE
16'4" x 8'2" (5.00 x 2.49)
With up and over door, light and power and door leading into the hallway of the house.

SITTING ROOM
18'11" x 11'1" (5.79 x 3.38)
Double glazed window to the front elevation, TV point, telephone point, power points, radiator and power points, feature fire surround.

KITCHEN
11'8" x 10'0" (3.58 x 3.07)
Modern fitted kitchen with high gloss wall and base units with roll top work surfaces, integrated washer, dishwasher, fridge freezer, electric oven, gas hob, extractor hood, sink and drainer unit, inset spotlights, radiator and double glazed window to the garden, tiled flooring.

DINING ROOM
12'7" x 12'2" (3.86 x 3.71)
Light and airy dining space with three Velux roof windows, double doors leading out to the garden, radiator and power points. Opening to the kitchen space, tiled flooring.

GUEST CLOAKROOM
Low level WC, radiator, pedestal hand wash basin, radiator and double glazed window to the side aspect and extractor fan.

FIRST FLOOR LANDING
Stairs leading to the second floor, built in airing cupboard, radiator, power points and double glazed window to the side aspect.

BEDROOM ONE
22'2" x 14'0" (6.78 x 4.27)
Spacious double room with radiator, power points, TV point, telephone point, power points and double glazed window to the front aspect.

DRESSING AREA
Dressing area with built in wardrobes, radiator and inset spotlights.

EN-SUITE
Double glazed window to the front, radiator, extractor fan, low level WC, pedestal hand wash basin and fully tiled shower cubicle with power shower.

BEDROOM TWO
11'5" x 10'4" (3.48 x 3.15)
Double room with radiator, power points and double glazed window to the rear aspect.

HOUSE BATHROOM
Panel bath with mixer taps, low level WC, pedestal hand wash basin, fully tiled shower cubicle with power shower, radiator, extractor fan and double glazed window to the side.

BEDROOM THREE
12'7" x 10'2" (3.86 x 3.12)
Double room with radiator and double glazed window to the rear elevation, power points.

SECOND FLOOR LANDING
Double glazed window to the side elevation and power points.

MASTER BEDROOM/BEDROOM FOUR
16'11" x 16'0" (5.18 x 4.88)
Spacious room with four Velux roof windows, two radiators, power points, door to walk in wardrobe and door to en-suite.

WALK IN WARDROBES
7'1" x 5'1" (2.16 x 1.55)
With radiator and light.

EN-SUITE
Velux roof window, radiator, low level WC, pedestal hand wash basin, fully tiled shower cubicle with power shower, extractor fan and part tiled walls.

SERVICES
Mains water, electric, drainage and gas.

COUNCIL TAX BAND E

GARDEN
Landscaped garden with patio area, laid lawn and raised beds to the border. Side access one side and bespoke built shed/storage to other side aspect, outside tap, outside lighting.

