



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		
	57	65
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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WILLOWGREEN

ESTATE AGENTS



6, Waddale End, Malton, North Yorkshire, YO17 8HG

Guide price £350,000

6 Waddale End, Weaverthorpe
A substantial detached home on a generous plot, tucked away in the heart of this sought-after Wolds village.

Offered with no onward chain, this fantastic family home presents an exciting opportunity for those seeking space, versatility and the chance to make a property their own. Positioned on a large plot, the property enjoys generous gardens and driveway parking, along with an attached garage and far-reaching views of the surrounding countryside.

The accommodation is arranged over three floors and extends to nearly 2,500 sq ft. A welcoming entrance hall leads through to a spacious kitchen, rear utility entrance and guest WC. To the rear, the living room opens into a bright and airy sunroom with double doors out to the garden—ideal for entertaining and family life.

Upstairs are four bedrooms, a large family bathroom and a versatile home office or dressing room. Bedroom One benefits from dual-aspect windows and built-in storage, while Bedroom Four also enjoys excellent proportions. The loft floor has been converted into a fantastic additional office or hobby room, offering great flexibility for growing families or home-based professionals.

Although in need of modernisation, the property has been well maintained and offers enormous potential to enhance and add value. With its superb layout, plot size and quiet village setting, this is a rare opportunity not to be missed.



LOCATION

HALLWAY

14'11" x 16'9" (4.56 x 5.12)

LIVING ROOM

12'6" x 19'3" (3.83 x 5.87)

SUNROOM

15'8" x 18'5" (4.8 x 5.62)

KITCHEN

16'3" x 9'3" (4.97 x 2.83)

REAR ENTRANCE

11'2" x 9'3" (3.41 x 2.83)

KITCHEN

16'3" x 9'3" (4.97 x 2.83)

WC

7'9" x 3'8" (2.37 x 1.14)

LANDING

24'1" x 3'0" (7.36 x 0.92)

BEDROOM ONE

12'8" x 9'6" (3.87 x 2.91)

BEDROOM TWO

10'4" x 9'4" (3.16 x 2.86)

BEDROOM THREE

12'1" x 9'5" (3.7 x 2.89)

BEDROOM FOUR

12'7" x 6'1" (3.84 x 1.87)

BATHROOM

14'4" x 6'1" (4.39 x 1.87)

OFFICE

11'2" x 6'1" (3.42 x 1.87)

LOFT OFFICE

40'4" x 12'8" (12.31 x 3.88)

COUNCIL TAX BAND

EPC RATING

