



Energy Efficiency Rating	
Current	Potential
74	87

  

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

### 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

## 9, Brindle Way, Malton, , YO17 8BA £950

9 Brindle Way is a three bedroom family home with a garage situated on the Redrow development in Norton. The accommodation briefly comprises; entrance hall, living room leading to dining area, kitchen and guest cloakroom. Master bedroom with en-suite, two further bedrooms and family bathroom to the first floor.

Enclosed garden to the rear, and small low maintenance garden to the front.

Garage and ample driveway parking.

Available to let from around July 17th.

No smoking.

Well behaved pets considered.



**ENTRANCE HALL**

Fitted cupboard. Radiator. Stairs to the first floor.

**CLOAKROOM**

Low flush WC, wash hand basin. Window to side. Radiator.

**SITTING ROOM**

4.75m x 3.28m

Bay window to front. Radiator. Newly fitted fire surround. Doors opening into:-

**DINING ROOM**

3.23m x 2.74m

Radiator. Patio doors out to rear garden.

**KITCHEN**

3.66m x 2.82m

Window to rear aspect, and door to side. Fitted kitchen comprising of floor and wall units, integrated electric oven, hob and extractor. Radiator.

**FIRST FLOOR LANDING**

Window to side, loft aspect.

**BEDROOM ONE**

3.89m x 3.35m

Window to front. Radiator.

**EN-SUITE**

Low flush WC, basin and shower cubicle. Radiator.

**BEDROOM TWO**

3.35m x 3.1m

Window to rear aspect, radiator.

**BEDROOM THREE**

3.71m x 2.21m

Window to rear aspect, radiator.

**BATHROOM**

Window to front aspect, low flush WC, wash hand basin, bath with shower attachment. Airing cupboard. Radiator.

**OUTSIDE**

Enclosed rear garden, with gate to access drive and garage. Patio, flower beds.

**GARAGE** Brick and tiled garage with power and light.

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Brick and tiled garage with power and light.

**SERVICES**

Mains water electricity, gas and drainage.

**COUNCIL TAX BAND C****EPC RATING C**