



WILLOW GREEN

ESTATE AGENTS



33 Willow Brook Close Malton, Yorkshire YO17 8AS

£675 Per month

33 Willow Brook Close is a well appointed two bedroom first floor flat to let in Norton, a short walk to local amenities. The accommodation comprises: a modern kitchen, living area, bedroom and bathroom. To the outside there are communal gardens and an allocated parking space for one vehicle.

Located in Norton, just over the river Derwent, a short walk from Malton town centre, close to local facilities including shops, pubs, primary and secondary schools, a train station and bus station with regular connections to Scarborough, York and Leeds. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

Please note that the photographs are not current and for illustration purposes only.

Please email our lettings team lettings@willowgreenestateagents.co.uk. We will then email you a pre-application form which will need to be completed prior to being offered a viewing.

AVAILABLE FROM THE 12 SEPTEMBER 2025 on an Assured Shorthold Tenancy for 12 months

No smokers
No pets allowed
EPC rating C
Council Tax band B
Let: unfurnished
Deposit £675

ENTRANCE HALL

12'0" x 5'6" (3.68 x 1.68)

Telephone entry phone, storage cupboard, loft access and telephone point.

LOUNGE

15'8" x 10'0" (4.78 x 3.07)



Double glazed window to front and side aspect, double doors, coving and textured ceiling, radiator, TV point and telephone points. Door to:

KITCHEN

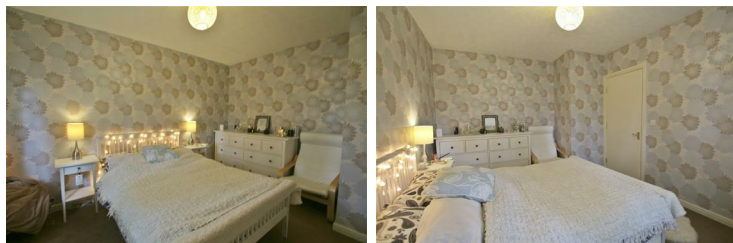
5'2" x 9'4" (1.60 x 2.87)



Double glazed window to front aspect, textured ceiling, radiator, range of wall and base units, tiled splash back, sink and drainer unit, space for fridge and freezer, electric oven, gas hob, boiler, extractor hood and power points.

BEDROOM ONE

10'2" x 12'11" (3.10 x 3.94)



Double glazed window to rear aspect, radiator, TV point and power points.

BEDROOM TWO

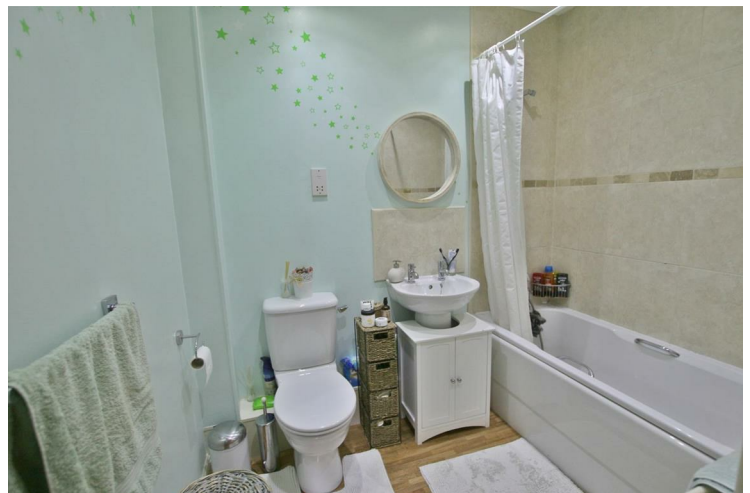
9'4" x 6'7" (2.87 x 2.03)



Double glazed to rear aspect, textured ceiling, radiator, TV point and power points.

BATHROOM

7'6" x 5'6" (2.31 x 1.70)



Three piece bathroom suite comprising of; Panel bath with electric shower attachment, low flush WC, wash hand basin with pedestal. Part tiled walls, shaver point, textured ceiling and extractor fan.

EXTERIOR

Communal gardens surrounding.

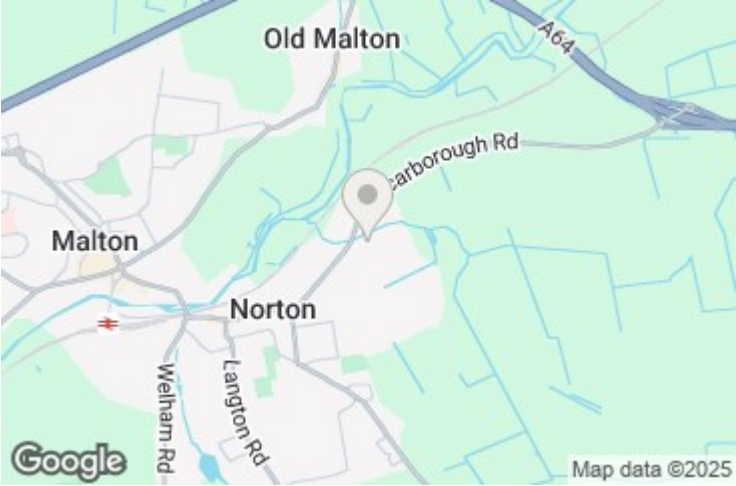
PARKING

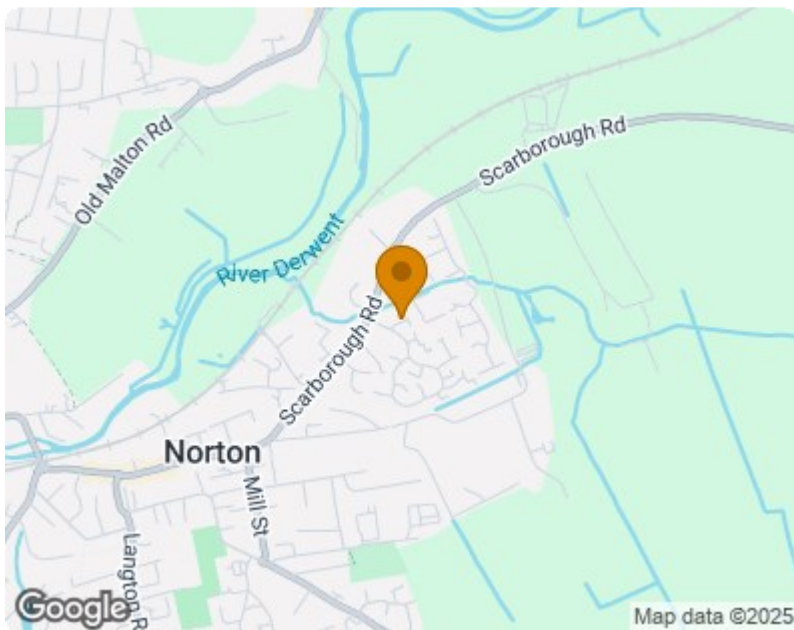
Allocated parking space and visitor park.

SERVICES

Mains gas, water, electricity and drainage.

COUNCIL TAX BAND B





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	
78	78
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	
81	83
England & Wales	
EU Directive 2002/91/EC	



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