

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	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.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



18 Westgate Green, Old Malton, , YO17 7FY Offers in excess of £485,000

Hazlewood on Wesgate Green is an individual period designed home on this sought after development in Old Malton. Completed this year by Duchy Homes

With an modern open-plan kitchen with family space and a dining area with French doors out to the rear garden. Living room, snug, utility room and guest cloakroom

To the first floor are four double bedrooms, with master en-suite and a family bathroom.

To the outside there is a low maintenance front garden and rear garden, driveway, garage with electric door and car charger.

OFFERED WITH NO CHAIN

EPC RATING B



ENTRANCE HALLWAY

Tiled floor, stairs leading to first floor landing.

SITTING ROOM

16'1" x 10'7" (4.91m x 3.24m)

Window to front aspect, feature fireplace, power points, TV point.

SNUG

8'11" x 8'5" (2.73m x 2.59m)

Window to front aspect, under stairs storage cupboard, power points.

KITCHEN/DINING AREA

12'4" x 22'3" (3.76m x 6.79m)

KITCHEN: Window to rear aspect, a range of wall & base units, integrated double oven, integrated fridge freezer, electric hob with overhead extractor, tiled floor, spotlights, power points.

DINING AREA: French doors to rear, tiled floor, radiators, power points.

UTILITY

Door to side, window to side aspect, wall & base units with space plumbed for washing machine & tumble dryer.

GUEST WC

Low flush WC & wash hand basin, part tiled walls, radiator.

FIRST FLOOR LANDING

11'1" x 13'7" (3.39m x 4.15m)

Window to side aspect, radiator, power points.

MASTER BEDROOM

11'11" x 12'5" (3.65m x 3.79m)

Window to front aspect, door leading to en-suite, radiator, power points.

MASTER EN-SUITE

4'7" x 9'4" (1.40m x 2.87m)

Window to side aspect, low flush WC & wash hand basin, enclosed shower cubicle, part tiled walls, heated towel rail.

BEDROOM TWO

11'9" x 12'5" (3.59m x 3.79m)

Window to rear aspect, radiator, power points.

BEDROOM THREE

11'9" x 8'6" (3.59m x 2.60m)

Window to rear aspect, radiator, power points.

BEDROOM FOUR

8'11" x 13'7" (2.74m x 4.15m)

Window to front aspect, radiator, power points.

HOUSE BATHROOM

Window to side aspect, low flush WC & wash hand basin, panel enclosed bath with overhead shower & screen, part tiled walls, tiled floor, heated towel rail.

GARDEN

Enclosed low maintenance garden to rear, mostly laid to lawn with patio area.

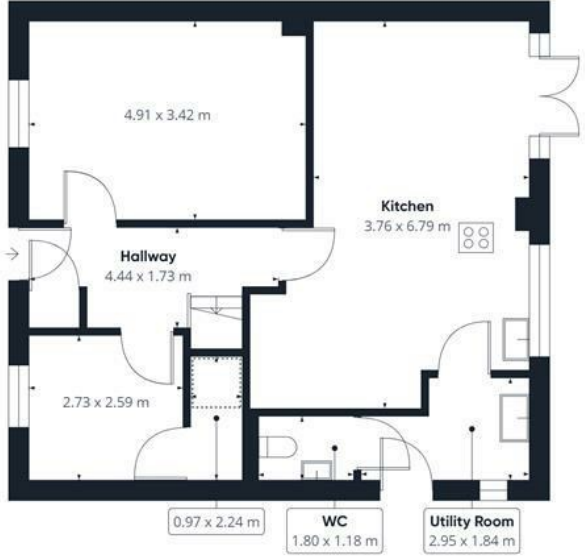
SERVICES

Gas central heating, mains drainage and electric.

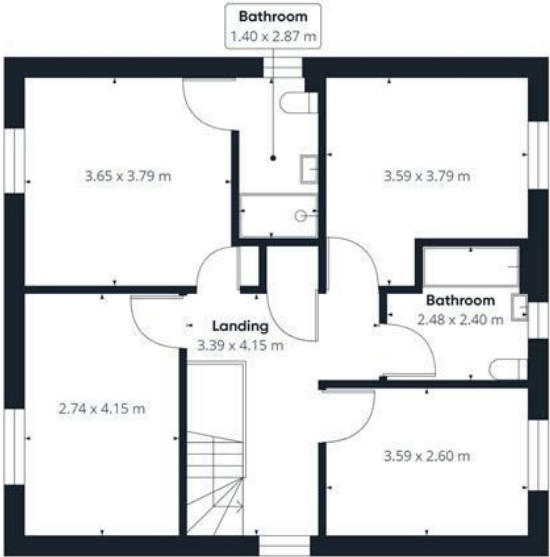
TENURE

Freehold.

COUNCIL TAX BAND F



Floor 0



Floor 1