



**10, Kirkham View, Westow, Yorkshire, YO60 7NL**  
**Guide price £250,000**

Immaculate two bedroom bungalow occupying a good sized plot with parking for several vehicles and detached garage extended to incorporate an office and a workshop. This bungalow is in a quiet cul de sac in this sought after village and has been much improved over the years by the current vendors.

Westow is a pretty village bordering the Howardian Hills, with a vibrant community and a popular village pub, conveniently situated for Malton and York, linked via the A64 trunk road.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>90</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>61</b>	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>64</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>14</b>	
EU Directive 2002/91/EC	
England & Wales	

**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



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**LIVING ROOM**

16'9" x 10'11" (5.12 x 3.35)  
UPVC window to front, coving, power points, TV point, telephone point, feature fireplace with electric fire and marble hearth,

**KITCHEN**

13'1" x 8'5" (4.00m x 2.57m)  
UPVC window to front, door to side, electric storage heater, range of wall and base units with roll top work surfaces, tiled splash back, integrated washing machine, sink and drainer unit, integrated fridge, electric oven, electric hob, extractor hood, power points, under lighting and halogen down lighting.

**HALLWAY**

7'7" x 2'7" (2.33 x 0.80)  
Loft access partly boarded and insulated with loft ladder airing cupboard, electric storage heater.

**BEDROOM ONE**

12'0" x 9'0" (3.66 x 2.75)  
UPVC window to rear aspect, coving, fitted wardrobes, power points.

**BEDROOM TWO**

7'10" x 8'5" (2.39 x 2.57)  
UPVC window to rear aspect, power points, electric storage heater.

**BATHROOM**

7'6" x 5'4" (2.31 x 1.65)  
Opaque UPVC window to side aspect, heated towel rail max, panel enclosed bath with electric shower over and shower screen, low flush WC, wash hand basin with pedestal, fully tiled walls, extractor fan.

**UTILITY ROOM**

7'4" x 8'11" (2.26 x 2.73)  
Worktops, plumbing, electric and power points.

**GARDEN**

Mainly laid to lawn, gravelled driveway parking, hedged, fenced, garden shed, lovely stone terrace.

**REAR GARDEN**

Mainly laid to lawn with plant and shrub borders, patio area, outside tap, outside lights, hedged and fenced, garden shed.

**COUNCIL TAX BAND C**

**EPC**

Pending.

