



Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs			66	80
(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				
England & Wales			EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating				
Very environmentally friendly - lower CO <sub>2</sub> emissions			74	74
(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 <sub>2</sub> 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](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



13, Maudon Grove, Norton, Malton, North Yorkshire, YO17 8AH  
Offers over £225,000

\*\*\*360 VIRTUAL TOUR AVAILABLE\*\*\*

A charming three bedroom corner plot with garage and driveway parking tucked away at the end of this quiet cul-de-sac. Updated in recent years by the current owner.

This home in brief comprises; entrance hallway, sitting room with log burner, dining room and kitchen with doors onto garden. To the first floor are three bedrooms and house bathroom. Outside there is an enclosed rear garden with patio area, decking area, range of plants and shrubs, pergola and side access. Garage and driveway to the front of the property.

Maudon Grove is continentally located off of Scarborough Road giving easy access to the A64 for Malton, Scarborough and York.

EPC Rating C





ENTRANCE HALL

Coving, wood style flooring, stairs to first floor landing, radiator and power points.

SITTING ROOM

11'11x 27'7 (3.63mx 8.41m)  
Bay window to front aspect, window to side aspect, coving, radiator, feature fireplace with stone hearth and wood lintel, TV point, power points, radiator, wood flooring.

DINING ROOM

Window to front aspect, wood flooring, power points and radiator.

KITCHEN

15'10 x 12'4 max (4.83m x 3.76m max)  
Door to side aspect, window to rear aspect with bi-fold doors to garden, range of wall and base units with roll work surfaces, tiled splash back, plumbed for washing machine, plumbed for dishwasher, circular sink and drainer unit, extractor hood, cooker, power points and radiator.

FIRST FLOOR LANDLING

Window to side aspect, radiator, loft access, power points.

BEDROOM ONE

9'2 x 13 into bay (2.79m x 3.96m into bay )  
Window to front aspect, radiator, power points, ceiling spot lights, feature fireplace with tiled harth, ceiling spotlights.

BEDROOM TWO

11'11 x 10'4 (3.63m x 3.15m )  
Window to rear aspect, ceiling spotlights, radiator, power points.

BEDROOM THREE

6'9 x 6 (2.06m x 1.83m)  
Window to front aspect, radiator, power points.

BATHROOM

5'10 x 5'10 (1.78m x 1.78m)  
Window to side aspect, heated ladder towel rail, bath with shower above, low flush WC, wash hand basin with pedestal, fully tiled walls, extractor fan.

GARDEN

Outside there is an enclosed rear gardened with patio area, decking area, range of plants and shrubs, pergola and side access. Garage and driveway to the front of the property.

GARAGE

Up and over door, power and lighting.

TENURE

Freehold

SERVICES

Gas central heating and mains drainage.

DRIVEWAY

COUNCIL TAX BAND B

