





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			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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



5, North Road, Malton, , YO17 9JR

Guide price £200,000

A well presented three bedroom semi-detached house offering good sized family accommodation, complete with gas central heating, UPVC double glazing.

The property briefly comprises; entrance hall, lounge, kitchen, dining room, conservatory, a utility room and downstairs W/C. Upstairs to the first floor is a landing area leading to two double bedrooms, a single bedroom and bathroom.

Outside the property has a front driveway offering off street parking for multiple vehicles and a carport. There is also an area set to lawn with hedge and fence to the perimeter. To the rear is a mainly set to lawn with a garden shed to the bottom and a paved patio area.

Malton and Norton are popular market towns offering plenty of local facilities including shops, pubs, primary and secondary schools, a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the East Coast and the west towards York, Leeds and the wider motorway network.

EPC RATING D



ENTRANCE HALL

SITTING ROOM

14'4" x 10'9" (4.38 x 3.29)
Bay window to front aspect, coal effect electric fireplace, TV point, power points, radiator.

KITCHEN

9'9" x 9'10" (2.98 x 3.01)
Window to rear aspect, range of fitted wall and base units with roll top work surfaces, stainless steel sink with mixer taps, plumbing for dishwasher, space for cooker, space for fridge/freezer, power points.

DINING ROOM

10'11" x 9'9" (3.33 x 2.99)
Sliding doors into sunroom, power points.

REAR HALL

Door to front and rear aspect.

UTILITY ROOM

Window to front aspect, low flush w/c, hand wash basin, heated towel rail, plumbing for washing machine and space for dryer, wall mounted boiler, power points.

SUN ROOM

Window to rear and door to side aspect, power points, radiator.

FIRST FLOOR LANDING

Window to side aspect, radiator.

BEDROOM ONE

12'7" x 10'11" (3.85 x 3.33)
Double windows to front aspect, fitted wardrobes, power points, radiator.

BEDROOM TWO

10'4" x 9'10" (3.15 x 3.00)
Window to rear aspect, power points, radiator.

BEDROOM THREE

8'2" x 7'8" (2.50 x 2.34)
Window to front aspect, power points, radiator.

BATHROOM

Window to rear aspect, fully tiled panel enclosed bath with electric shower, built in flush w/c, hand wash basin with vanity unit, heated towel rail, extractor fan.

OUTSIDE

The front has a driveway offering off street parking for multiple vehicles and a carport. There is also an area set to lawn with hedge and fence to the perimeter. To the rear is a mainly set to lawn with a garden shed to the bottom and a paved patio area.

SERVICES

Boiler and radiators, mains gas.

COUNCIL TAX BAND B

