

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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		
	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



**28, Priorpot Lane, Norton,
North Yorkshire, YO17 8DW**

Guide price £280,000

28 Priorpot Lane is a beautifully presented and much loved four bedroom home across three floors, which has been upgraded throughout by the current vendors.

In brief this immaculate home comprises; entrance hallway, guest cloakroom, modern kitchen/diner and lounge with doors to rear aspect. To the first floor are three bedrooms and house bathroom, To the second floor is the fourth master bedroom complete with a spacious and updated en-suite.

Externally the property benefits from driveway parking area to the front whilst to the rear is a well maintained and designed lawned garden. All enclosed the garden offers a lovely, private outdoor space. A beautiful home located on a popular development offering great value for money! Offered with NO ONWARD CHAIN.

Malton and Norton offer an excellent range of amenities including a Railway Station within a few minutes walk. Local Primary and Secondary Schools are also excellent and within walking distance of the home. Malton is a popular market town offering a range of local facilities including shops, pubs, excellent schooling and 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. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

EPC Rating C



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6-8 Market St, Malton, North Yorkshire YO17 7LY

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ENTRANCE HALLWAY

Door to front aspect, stairs to first floor landing, radiator, power points and understairs storage cupboard, wood parquet flooring

KITCHEN

15'3" x 9'6" (4.66 x 2.90)

Window to front aspect, parquet wood flooring, modern fitted kitchen wall and base units with solid worksurfaces, electric single oven, electric hob, column radiator, space for fridge/freezer, internal door to garage, power points



LIVING ROOM

10'2" x 16'8" (3.11 x 5.10)

French doors to rear, window to rear aspect, radiator, TV point and power points, wood parquet flooring



GUEST CLOAKROOM

Window to front aspect, radiator, low flush WC, wash basin with pedestal, extractor fan, fuse box.

FIRST FLOOR LANDING

Power points

BEDROOM TWO

13'10" x 9'8" (4.22 x 2.95)

Window to front aspect, radiator, power points.



BEDROOM THREE

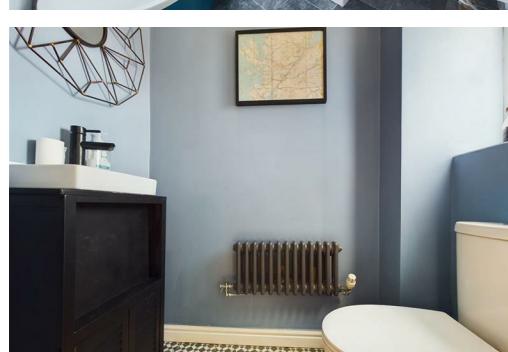
11'8" x 9'7" (3.57 x 2.93)

Window to rear aspect, power points, radiator

BEDROOM FOUR

10'4" x 6'8" (3.15 x 2.04)

Window to rear aspect, power points, radiator



HOUSE BATHROOM

5'6" x 6'7" (1.69 x 2.03)

Window to front aspect, panel enclosed bath with mixer taps, low flush WC & hand wash basin with pedestal, part tiled walls, shaver point, extractor fan, radiator.

SECOND FLOOR LANDING

MASTER BEDROOM

13'1" x 13'3" (3.99 x 4.06)

Window to front aspect, Velux window, radiator, power points, TV point, dressing area



MASTER EN-SUITE

Upgraded by the current owners, Velux windows, spot lights, radiator, freestanding bath walk in shower/wet room, wall hung wash hand basin, extractor fan, tiled floor.



GARDEN

Externally the property benefits from driveway parking area to the front with electric car charging point, whilst to the rear is a well maintained and designed lawned garden with decking area, side access and outside tap.

SERVICES

Mains drains, mains electric, mains gas

COUNCIL TAX BAND D

