



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
		
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		
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

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.

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England and Wales VAT Reg. No 934616515



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6, Ducks Farm Close, Malton, North Yorkshire, YO17 6XH

Guide price £225,000

A beautifully presented three bedroom family home situated in the peaceful village of Kirby Misperton. The property offers spacious accommodation with three bedrooms and a recently fitted modern kitchen/diner. There is also a private rear garden and off street parking.

The accommodation briefly comprises; Entrance hall, sitting room, kitchen/diner and downstairs WC. To the first floor are two double bedrooms, one single bedroom and a family bathroom. Outside of the property is an enclosed low maintenance rear garden with patio and decking. To the side has allocated parking for two vehicles.

Kirby Misperton lies to the west of the A169 between the market towns of Pickering (approx 4 miles to the north) and Malton (approx. 7 1/2 miles to the south). There is a regular bus service from the village and both towns offer a wide range of amenities. The North York Moors are a short car journey away and the east coast can be reached in under 45 minutes.

EPC RATING C



ENTRANCE HALLWAY

Stairs to first floor landing.

SITTING ROOM

14'2" x 11'10" (4.32 x 3.63)

Window to front, open fireplace, aspect, power points, TV point, radiator.

KITCHEN/DINER

9'10" x 16'11" (3.01 x 5.16)

Window to rear with double French doors out onto rear garden, tiled floor, range of fitted wall and base units with wooden work surfaces, tiled splashback, stainless steel sink and drainer unit, built in oven and grill, gas hob with extractor over, plumbing for washing machine and dishwasher, space for fridge/freezer, power points, radiator.

GUEST CLOAKROOM

Window to side aspect, low flush WC, hand wash basin.

FIRST FLOOR LANDING

Window to side aspect, power points, radiator.

BEDROOM ONE

11'1" x 10'4" (3.40 x 3.16)

Window to rear aspect, built in wardrobes, power points, radiator.

BEDROOM TWO

10'10" x 9'5" (3.31 x 2.89)

Window to front aspect, power points, radiator.

BEDROOM THREE

7'8" x 7'1" (2.36 x 2.16)

Window to front aspect, power points, radiator.

BATHROOM

Window to rear aspect, tiled floor, fully tiled panel enclosed bath with overhead shower, low flush WC, hand wash basin with built in vanity unit, heated towel rail, extractor fan.

GARDEN

Private rear patio with raised decking, garden shed, outside tap and light.

SERVICES

Mains gas central heating, electricity, water and drainage.

TENURE

Freehold

COUNCIL TAX BAND C

