



**The Ash Mill Beck Court, Langton Road  
Malton, North Yorkshire YO17 9PU  
Guide price £725,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



# The Ash Mill Beck Court, Langton Road, Malton, North Yorkshire YO17 9PU

DUE FOR COMPLETION SUMMER 2022

'The Ash' enjoys a semi-rural position just off Langton Road, flanked by mature woodland and open paddocks, these highly individual houses will be built to a traditional design, but with a contemporary twist. The houses are arranged around a central courtyard, well spaced with ample parking, featuring a choice of 6 contrasting property styles and sizes all with high quality finishes. This exclusive address will have a real sense of individuality and open space but the location will provide easy access to the numerous facilities available in the twinned towns of Norton and Malton.

The property will benefit from a high specification kitchen with integrated appliances; solid oak veneer doors; choice of finishes up to a certain point of the build process; kitchen upgrade available.

## HALLWAY

### LIVING ROOM

19'8" x 15'7" (6.01m x 4.75m)

### STUDY

11'8" x 15'7" (3.57m x 4.75m)

### KITCHEN/LIVING

19'8" x 18'9" (6.01m x 5.72m)

### FAMILY ROOM

12'7" x 14'6" (3.85m x 4.43m)

### UTILITY

7'10" x 6'7" (2.4m x 2.03m)

### CLOAKROOM

### STORE

### STAIRS/LANDING

### BEDROOM 1

10'0" x 12'7" (3.06m x 3.85m)

### ENSUITE

### BEDROOM 2

10'11" x 14'7" (3.34m x 4.47m)

### ENSUITE 2

### BEDROOM 3

10'7" x 11'10" (3.25m x 3.61m)

### BEDROOM 4

10'5" x 11'10" (3.19m x 3.61m)

### FAMILY BATHROOM

7'4" x 11'10" (2.26m x 3.61m)





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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