

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	95
(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		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	84	95
(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



## 17, Spring Beck Avenue, Norton, North Yorkshire, YO17 9FL

### Guide price £275,000

17 Spring Beck Avenue is a beautifully presented and well maintained three bedroom detached corner plot, located on the Ebor Chase development on Langton Road, Norton. Finished to an extremely high standard throughout, this property briefly comprises; entrance hallway, guest cloakroom, spacious sitting room with a bay window to the side aspect, open-plan kitchen/dining room with French doors onto the garden. To the first floor there are three bedrooms with an en-suite to the master, along with the house bathroom.

Externally, to the front of the property is open laid to lawn and to the rear there is a low maintenance garden with patio, laid to lawn and summer house. Parking for two vehicles.

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 B





**ENTRANCE HALLWAY**

Door to front, radiator, power points, stairs to first floor landing.

**GUEST CLOAKROOM**

Opaque window to front aspect, low flush WC, wash hand basin with pedestal, radiator.

**KITCHEN/DINING ROOM**

14'7" x 10'4" (4.47m x 3.17m)  
Windows to front and side aspects, wooden style flooring, a range of wall and base units with roll top work surfaces, integrated dishwasher, fridge/freezer, dishwasher, washing machine, electric oven, gas hob and extractor fan, radiator, power points, French doors onto the garden.

**SITTING ROOM**

14'7" x 11'6" (4.47m x 3.53m )  
Window to front aspect, Bay window to side aspect, radiator, power points.

**FIRST FLOOR LANDING**

Window to rear aspect, radiator, power points.

**MASTER BEDROOM**

9'2" x 10'5" (2.81m x 3.18m)  
Window to front aspect, radiator, power points.

**MASTER EN-SUITE**

Opaque window to side aspect, low flush WC, enclosed shower, wash hand basin with pedestal.

**BEDROOM TWO**

8'1" x 11'6" (2.47m x 3.51m)  
Windows to front and side aspects, radiator, power points.

**BEDROOM THREE**

6'3" x 8'4" (1.91m x 2.56m)  
Window to side aspect, radiator, power points.

**HOUSE BATHROOM**

Opaque window to front aspect, low flush WC, wash hand basin with pedestal, enclosed bath with shower over.

**GARDEN**

Low maintenance garden to the rear with patio area, outdoor tap and external power.

**SUMMERHOUSE**

Currently used as a fitness room, French doors, wooden style flooring, power and lighting.

**PARKING FOR TWO VEHICLES**

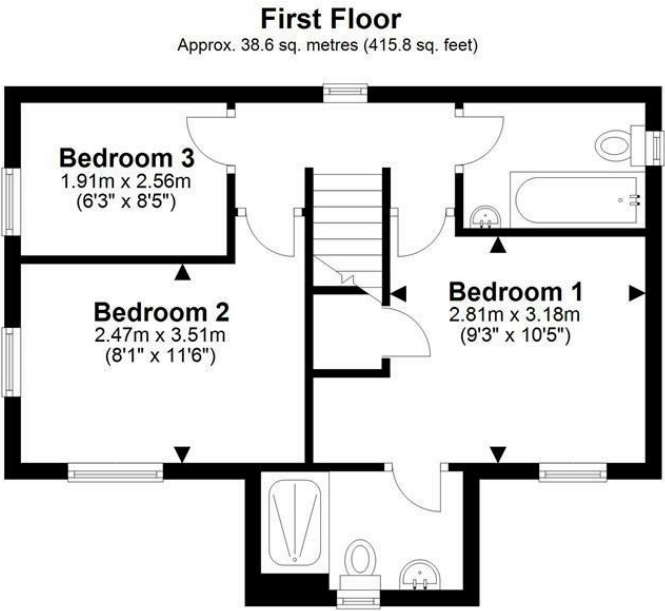
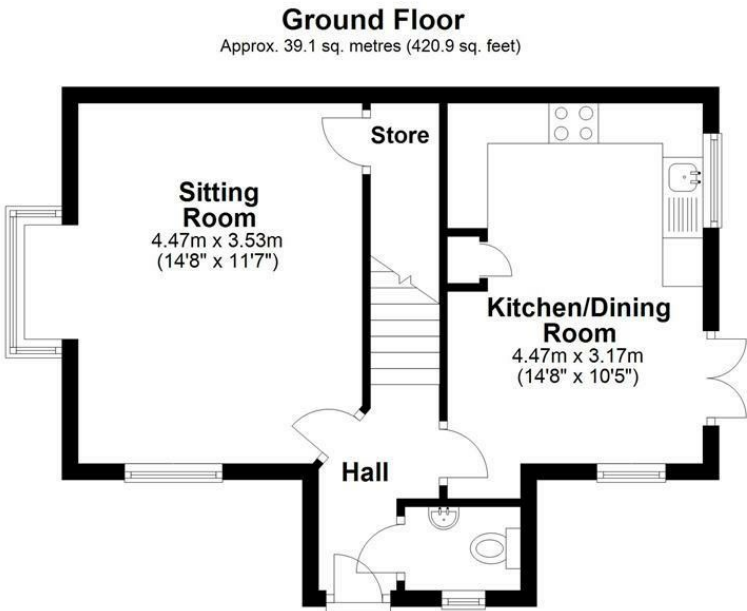
**TENURE**

Freehold.

**COUNCIL TAX BAND D**

**SERVICES**

Mains gas, water and drainage.



Total area: approx. 77.7 sq. metres (836.6 sq. feet)  
**17 Spring Beck Avenue, Norton**