

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	80
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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](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

## 7, Howe View, Duggleby, Malton, North Yorkshire, YO17 8BL Guide price £260,000

Excellent three bedroom village property on the edge of the Yorkshire Wolds and has been a loving family home for over 30 years by the current owners. The property sits on a prime plot with open views to the front aspect with open field views.

Immaculately presented inside and out, this home in brief comprises; entrance hallway, sitting room with log burner, kitchen/dining room, sun room over looking front and rear gardens. To the first floor there are three bedrooms and the house bathroom.

Externally, the gardens are well maintained and to the rear has a range of plants, trees, mature herbaceous borders and steps down into a private mainly laid to lawn area offering peace and tranquilly. To the front of the property is gated and secure with wrought iron gates, brick lights, lamp post, driveway with parking for multiple vehicles and a range of plants and trees. The property sits on a prime plot with open views to front aspect with open field views.

EPC Rating C



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)

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

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



### ENTRANCE HALLWAY

6'7" x 3'2" (2.02m x 0.97m )

Window to front aspect, stairs to floor landing, radiator and power points.

### SITTING ROOM

10'8" x 15'7" (3.26m x 4.75m )

Windows to front and rear aspect, multi fuel log burner, power points, radiator and coving.

### KITCHEN/DINING

10'11" x 15'7" (3.34m x 4.75m )

Windows to front and rear aspect, tiled flooring, under stairs storage cupboard, range of wall and base units with tiled splash back, sink, electric oven, electric hob, integrated dishwasher, fridge/freezer and power points.

### SUN ROOM

7'3" x 12'2" (2.22m x 3.71m )

Tiled flooring, doors to front and rear aspect, power points and radiator.

### UTILITY ROOM

4'9" x 14'6" (1.46m x 4.43m )

Windows to rear and side aspect, door to side aspect, space for washing machine, space for dryer and space for fridge/freezer.

### GUEST CLOAKROOM

Window to side aspect, sink and low flush WC.

### FIRST FLOOR LANDING

Window to rear aspect, radiator and power points, loft access which half boarded with power and ladder.

### BEDROOM ONE

8'7" x 10'10" (2.63m x 3.32m )

Window to front aspect, fitted wardrobes, storage cupboard, radiator and power points.

### BEDROOM TWO

10'10" x 6'9" (3.31m x 2.06m )

Window to front aspect, radiator and power points.

### BEDROOM THREE

7'10" x 8'8" (2.40m x 2.66m )

Window to side aspect, power points and radiator.

### HOUSE BATHROOM

7'4" x 4'6" (2.26m x 1.38m )

Window to rear aspect, bath with electric shower above, sink and storage unit.

### GARDEN

Externally, the garden to the rear has a range of plants, trees and mature herbaceous borders and steps down into a private mainly laid to lawn area offering peace and tranquility. The front of the property is gated and secure with wrought iron gates, driveway with parking for multiple vehicles and a range of plants and trees. The property sits on a prime plot with open views to front aspect.

### DRIVEWAY

Parking for multiple vehicles.

### TENURE

Freehold.

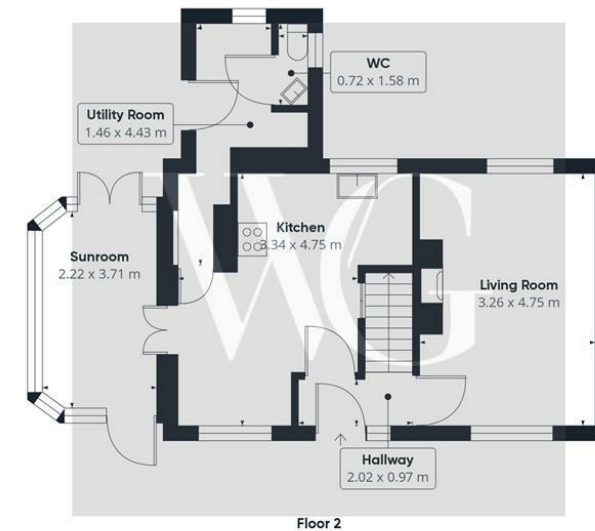
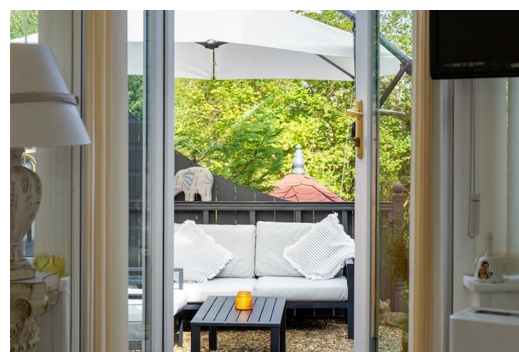
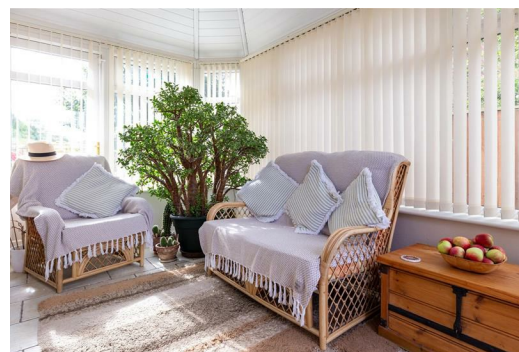
### SERVICES

Oil fired central heating and mains drainage.

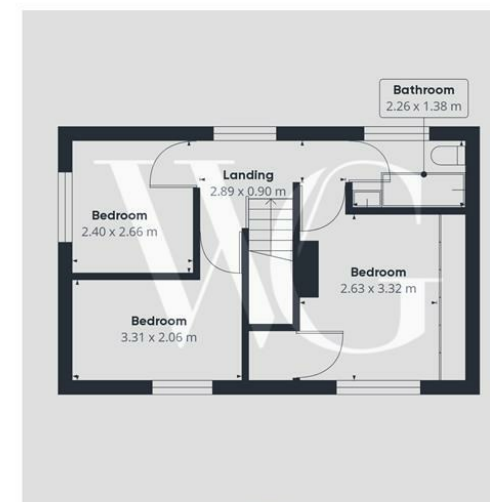
### COUNCIL TAX BAND B

### LOCATION

Duggleby is on the edge of the Yorkshire Wolds, and is surrounded by rolling countryside with an abundance of wildlife and local permissions make for great dog walking routes. Located seven miles from Malton, 12 miles from Driffield and 15 miles from Pocklington. It is also accessible to the cities of York (23 miles approx) and Hull (33 miles approx). Duggleby is well placed for visiting the East Coast with Scarborough being approximately 21 miles away. A train station can be found in both Malton and Driffield and a local bus service runs through the village. While there are no immediate facilities within the village itself, it is well served by shops, schools, doctor's surgeries and churches in the nearby villages and towns.



Floor 2



Floor 3

WG

Approximate total area<sup>®</sup>  
81.33 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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