



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(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		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(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



**8, Dickens Road, Malton,
YO17 7FF**

Guide price £199,999

8 Dickens Road is a spacious two bedroom bungalow situated on a corner plot on Dickens Road in Malton, with heaps of potential and offered with no onward chain!

The property briefly comprises; entrance hall, sitting room/dining room, breakfast kitchen with side access to the garden, two bedrooms and bathroom.

Externally, the property has large gardens to the front, driveway parking for multiple vehicles. To the rear and side there is an enclosed garden access by both side gates, laid to lawn, patio and plenty of raised mature flower beds.

In recent years, Malton has been able to address many of the economic challenges faced by other rural towns. It offers a good range of amenities, including supermarkets, quirky shops, artisan food producers, restaurants, cafés and pubs, tennis courts, high street banks, gyms, a cinema and excellent schools. The town is well-placed for access to York (approximately 18 miles), Scarborough (approximately 25 miles), and Leeds (approximately 47 miles). The Coastliner bus service operates frequent services from Leeds and York via Malton to Scarborough, Whitby and other towns on the east coast. Malton railway station provides fast regular services to York, Leeds, Manchester, and Liverpool, as well as the east coast.

EPC Rating D



ENTRANCE HALLWAY

KITCHEN

10'1" x 7'3" (3.09 x 2.22)

Window and door to side aspect, range of fitted base and wall units with wooden work surfaces, tiled splashback, sink and drainer unit with mixer taps, electric cooker with gas hob, extractor over, space for fridge/freezer, plumbing for washer/dryer, power points.



LIVING ROOM

17'6" x 10'5" (5.35 x 3.18)

Window to front aspect, coal feature electric fireplace with brick surround, feature beams, TV point, power points, radiator.



BEDROOM ONE

11'7" x 9'0" (3.55 x 2.76)

Window to rear aspect, power points, radiator.



BEDROOM TWO

8'9" x 8'7" (2.69 x 2.63)

Window to rear aspect, power points, radiator.



BATHROOM

6'11" x 5'5" (2.11 x 1.67)

Window to side aspect, fully tiled, walk in shower cubicle, low flush WC, hand wash basin with pedestal, heated towel rail.



EXTERIOR

Externally, the property has large gardens to the front, driveway parking for multiple vehicles. To the rear and side there is an enclosed garden access by both side gates, laid to lawn, patio and plenty of raised mature flower beds.



SERVICES

Boiler and radiators, mains gas

COUNCIL TAX BAND B

TENURE

Freehold

