



**2, Camellia Close, Malton,
, YO17 8FE
Guide price £185,000**

2 Camellia Close is an immaculately presented three bedroom home with accommodation over three floors positioned in a quiet cul-de-sac on the Westfield Development off Scarborough Road in Norton.

The accommodation briefly comprises of; entrance hall, guest cloakroom, open plan kitchen/dining room, sitting room with French doors leading to the rear garden. To the first floor there is the double bedroom, house bathroom and third single bedroom. To the second floor there is a master double bedroom. Externally, there is an enclosed rear garden with a shed. To the front aspect of the property there is parking for two vehicles

OFFERED WITH NO ONWARD CHAIN

EPC RATING C

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	94
(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 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	
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



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ENTRANCE HALL

External door to front, radiator, power points, stairs to the first floor.

KITCHEN/ LOUNGE AREA

22'8" x 12'2" (6.92 x 3.73)

Kitchen Area

Window to the front, range of wall and base units with roll top work surface, stainless steel sink and drainer, integrated oven with four ring gas hob, extractor hood, space for washing machine, space for fridge freezer, space for tumble drier, breakfast bar, radiator and power points.

Lounge Area

French doors to the rear, leading to the garden, TV point, radiator and power points.

WC

Low flush WC wash hand basin, extractor fan and radiator.

FIRST FLOOR LANDING

Power points, stairs to the second floor.

BEDROOM TWO

7'9" x 12'2" (2.38 x 3.72)

Window to the rear , TV point, radiator and power points.

BATHROOM

Low flush WC, wash hand basin, panel enclosed bath, extractor fan, radiator

BEDROOM THREE/ STUDY

7'9" x 12'2" (2.38 x 3.72)

Windows to the front, radiator and power points.

SECOND FLOOR LANDING

Storage cupboard, power points

BEDROOM ONE

15'6" x 9'0" (4.73 x 2.75)

Velux to the rear aspect, Two Velux to the front aspect, TV point, radiator and power points.

EXTERIOR

Rear garden

Gated access to the rear, low maintenance laid to lawn with patio and gravelled areas, outside tap, outside power, shed with power points.

Front

Low maintenance with gravelled border, parking space for a vehicle,

EPC RATING C

COUNCIL TAX BAND B

SERVICES

Mains water, gas, electricity and drainage.

