



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	100
(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

Hillside View, Main Street, Weaverthorpe, Malton, North Yorkshire, YO17 8EY Guide price £250,000

Hillside View is a beautiful three bedroom family home which has been extended by the current owners creating an impressive light and airy open kitchen/diner family room to the ground floor. Located within this quaint village location with single garage, driveway parking and open views to the rear, this home is very well presented throughout.

In brief, the property comprises; entrance, sitting room, open plan and modern kitchen/diner with doors to rear and guest cloakroom. To the first floor are three good sized bedrooms and stylish house bathroom. Outside, there are gardens to front and rear aspect with patio area, garage that sits to the side of the property and driveway parking with allocated parking space.

Weaverthorpe is a village and civil parish in the Ryedale district of North Yorkshire, England. It is 13 miles from Scarborough and 15 miles east of Malton on the northern edge of the stunning Yorkshire Wolds.

EPC Rating C



01653 916 600 | enquiries@willowgreenestateagents.co.uk

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

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ENTRANCE

4'8" x 4'7" (1.44m x 1.42m)
Radiator, power points and stairs to first floor landing.

SITTING ROOM

16'10" x 12'7" (5.14m x 3.85m)
Window to front aspect wall lights, radiator, under stairs storage cupboard and power points.

KITCHEN

8'11" x 15'8" (2.73m x 4.78m)
Window to side aspect, range of wall and base units, space for washing machine, integrated dishwasher and fridge freezer, electric hob, electric oven, breakfast bar,

DINING AREA

9'1" x 15'8" (2.79m x 4.79m)
Velux windows, doors and window to rear, power points and radiator.

GUEST CLOAKROOM

Low flush WC, sink and radiator.

FIRST FLOOR LANDING

Loft - fully boarded.

BEDROOM ONE

8'9" x 9'1" (2.69m x 2.79m)
Window to front aspect, storage cupboard, power points and radiator.

BEDROOM TWO

11'8" x 6'5" (3.58m x 1.98m)
Window to rear, power points and radiator,

BEDROOM THREE

8'8" x 8'8" (2.65m x 2.66m)
Window to rear, power points and radiator,

HOUSE BATHROOM

7'5" x 5'6" (2.28m x 1.69m)
Window to side aspect, bath with shower above, low flush WC, sink and extractor fan.

GARAGE

Up and over door, power and light.
Oil tank in rear outbuilding.

DRIVEWAY

Two car parking spaces

GARDEN

Outside, there are gardens to front and rear aspect with patio area, garage that sits to the side of the property and driveway parking with allocated parking space.

TENURE

Freehold

