



20 Honeysuckle Court
Malton, YO17 8FF
Asking price £126,000


WILLOWGREEN
ESTATE AGENTS

Beautifully presented two bedroom home which is an ideal opportunity for first time buyers to get on the property ladder. This property is offered for sale at 70% of its current market value at £126,000 Full market value is £180,000.

Please check eligibility: <https://www.helptobuyagent1.org.uk/>. You must earn less than £80K per household to be eligible and it must be your only residence.

You have 100% ownership but only pay 70% of the market value of £180K.

This well presented property briefly comprises; entrance hall, guest cloakroom, living room and kitchen/diner with doors leading to the rear garden. To the first floor there are two spacious bedrooms and the house bathroom. Outside, there is driveway parking to the front aspect and an enclosed low maintenance, astro turf garden to the rear with patio area and lovely raised decking area with Pergola above.

Westfield Development is located just off Scarborough Road on the edge of Norton, with easy access to the A64 both east and west bound. A range of amenities can be found within both Norton and Malton, including schools, railway station and a wide range of shops, bars, restaurants and leisure facilities.

EPC Rating C



ENTRANCE HALLWAY

Radiator and stairs leading to the first floor.

GUEST CLOAKROOM

Low level WC, hand wash basin with splashback, radiator and opaque double glazed window to the front elevation.

SITTING ROOM 13'9" x 9'9" (4.21 x 2.99)

Window to the front aspect, TV point, telephone point, radiator and walk in under stairs cupboard.

KITCHEN/DINER

Modern kitchen with a range of wall and base units with gas hob and electric built in oven with extractor above. Plumbed for washing machine and space for fridge freezer. Sink and drainer unit, cupboard housing boiler, radiator, space for dining table, UPVC double glazed window to rear aspect and patio doors opening into the rear garden.

FIRST FLOOR LANDING

MASTER BEDROOM 12'2" x 13'5" (3.72 x 4.09)

Window to front aspect, built in over stairs storage cupboard, radiator and TV point.

BEDROOM TWO 9'8" x 6'9" (2.95m x 2.08m)

Window to the rear aspect and radiator.

BATHROOM 6'3" x 6'3" (1.91m x 1.91m)

Contemporary suite with panel bath, low level WC, pedestal hand wash basin, radiator, extractor fan, part tiled walls and UPVC double glazed opaque window.

EXTERIOR

To the front of the property there is driveway parking. There is a wooden side access gate which leads round to the back of the house where the current owner has created a low maintenance, astro turf garden which is fully enclosed by fencing with a lovely raised decking area with Pergola above.

SERVICES

Gas, electric and mains drainage,

ADDITIONAL INFORMATION

You must meet the criteria, which can be found on <https://www.helptobuyagent1.org.uk/>

COUNCIL TAX BAND B







Floor 1



Floor 2

WG

Approximate total area[®]
50.1 m²

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		77	
(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			95
(81-91) B		80	
(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	



01653 916 600 | 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