



| Energy Efficiency Rating  |           |
|---|-----------|
| Current   | Potential |
| Very energy efficient - lower running costs                     |           |
| (92 plus) <b>A</b>  |           |
| (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>   |           |
| Not energy efficient - higher running costs                     |           |
| England & Wales EU Directive 2002/91/EC                         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
| Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>  |           |
| (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>  |           |
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| (1-20) <b>G</b>   |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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](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 The Old Works, Wood Street, Malton, North Yorkshire, YO17 9BB Guide price £260,000

The Old Works is a superb development of Four Houses & Six Apartments located on Wood Street in Norton, Malton just completed & ready for occupation.

This spacious, bright house comprises; entrance hallway with guest cloakroom, open plan kitchen/dining room with separate living room that opens out onto the south facing rear garden.

To the first floor is a master bedroom with en-suite, two further bedrooms and a house bathroom.

Outside the property has a south facing private garden with gated access to its own allocated parking space and electric car port.



**ENTRANCE HALLWAY**

14'4" x 5'11" (4.38 x 1.82)  
Stairs to first floor landing, understairs store, radiator.

**GUEST CLOAKROOM**

4'9" x 5'11" (1.45 x 1.82)  
Low flush W/C , hand wash basin with pedestal, power points, radiator.

**KITCHEN/DINING ROOM**

22'9" x 8'9" (6.95 x 2.69)  
Windows to front aspect, vinyl flooring, range of fitted wall and base units with marble effect worktops, integrated electric oven with electric hob, extractor over, integrated fridge/freezer, plumbing for washer/dryer, stainless steel sink and drainer unit with mixer taps, power points, radiator.

**LIVING ROOM**

11'2" x 15'0" (3.41 x 4.59)  
Window and double French doors out into rear garden, carpet fitted, power points, radiator.

**FIRST FLOOR LANDING**

Power points, storage cupboard.

**MASTER BEDROOM**

12'5" x 8'9" (3.79 x 2.68)  
Window to front aspect, carpet fitted, power points, TV point, radiator.  
Door to En-suite.

**EN-SUITE**

5'7" x 5'2" (1.72 x 1.59)  
Window to front aspect, wooden flooring, fully tiled shower cubicle, low flush W/C, hand wash basin with pedestal, heated towel rail.

**BEDROOM TWO**

14'9" x 7'8" (4.52 x 2.36)  
Window to rear aspect, carpet fitted, power points, radiator.

**BATHROOM**

6'5" x 8'5" (1.98 x 2.58)  
Wooden flooring, fully tiled panel enclosed bath with mixer taps and overhead shower, shower screen, low flush W/C, hand wash basin with pedestal, heated towel rail.

**BEDROOM THREE**

11'1" x 6'11" (3.40 x 2.13)  
Window to rear aspect, carpet fitted, power points, radiator.

**GARDEN**

South facing private garden with gated access to the car park.

**SERVICES**

Mains gas, electricity and water.

**PARKING**

One allocated parking space to rear of the building with an electric car port.

