



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>	77
(39-54) <b>E</b>	55
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
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>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

### 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

## Treetops, West Lutton, Malton, North Yorkshire, YO17 8TF Offers over £375,000

Treetops is a detached bungalow with a detached garage and driveway parking tucked away in this quaint village location. Renovated in recent years by the current owners, this home sits on a spacious plot and is immaculately presented throughout.

This home has a flexible layout and in brief comprises, entrance hallway, open plan kitchen/living area with log burner and doors to rear garden. The sitting room is very bright with dual aspect windows and fireplace with log burner. There is a guest cloakroom, inner hall, four bedrooms and modern house bathroom. Outside there is a driveway with gates and ample space for parking. There is a detached garage as well as gardens to rear and side aspect mainly laid to lawn with a range of plants and shrubs.

West Lutton lies in the beautiful rolling countryside of the Wolds approximately 12 miles from Malton and some 10 miles from Driffield. There are good local facilities available in both towns and in Malton there is a railway station with regular connections to the East Coast and the City of York.

EPC Rating D



**ENTRANCE HALLWAY**

5'0" x 17'10" (1.54m x 5.45m)  
Radiator, power points and telephone point.

**KITCHEN/LIVING AREA**

13'4" x 25'9" (4.08m x 7.87m)  
Windows to rear and side aspect, doors to rear garden, kitchen with island, integrated Neff oven, electric hob with extractor fan, integrated fridge/freezer, sink, space for washing machine, power points and radiator. In the living area is log burner, TV point and power points.

**LIVING ROOM**

19'0" x 13'10" (5.80m x 4.24m)  
Windows to front, side and rear aspect, parquet flooring, feature fireplace with log burning stove, power points and radiator.

**GUEST CLOAKROOM**

9'9" x 7'8" (2.98m x 2.36)  
Loo, sink, boiler cupboard.

**BEDROOM ONE**

16'6" x 9'8" (5.05m x 2.97m)  
Window to side aspect, power points and radiator.

**BEDROOM TWO**

15'7" x 9'8" (4.75m x 2.97m )  
Window to front aspect, power points and radiator.

**BEDROOM THREE**

10'0" x 7'4" (3.06m x 2.26m)  
Window to front aspect, power points and radiator.

**BEDROOM FOUR**

9'9" x 7'8" (2.98m x 2.36m)  
Window to rear aspect, power points and radiator.

**BATHROOM**

8'11" x 7'11" (2.73m x 2.42m )  
Window to rear aspect, tiled flooring with underfloor heating, tiled walls, bath, corner shower, sink with vanity, LED mirror, towel radiator and extractor fan.

**GARAGE**

19'8" x 6'6" (6.0 x 2.0m )  
Power & light.

**GARDEN**

Gardens to rear and side aspect mainly laid to lawn with a range of plants, trees and shrubs.

**COUNCIL TAX BAND**

**SERVICES**

Oil fired central heating and septic tank.

**TENURE**

Freehold.

