

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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	80	81
(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

2, Nursery Way, Malton, North Yorkshire, YO17 8DP Offers over £300,000

Four bedroom detached house with recently upgraded bathrooms and fabulous garden room in rear garden that cost current vendors in the region of £20,000.

This property briefly comprises; entrance hallway with stairs to the first floor landing, sitting room, double doors into the open-plan kitchen/dining room, guest cloakroom and useful utility room with door to side. To the first floor there are four bedrooms, en-suite to the master bedroom and family bathroom.

Externally the property offers driveway parking for two vehicles, integral garage, a garden to the front of the property and a good sized rear garden with decking newly installed garden room, brick built bbq and steel shed.

Malton and Norton are popular market towns offering plenty of local facilities including shops, pubs, primary and secondary schools and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the East Coast and the west towards York, Leeds and the wider motorway network. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

EPC Rating C



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

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ENTRANCE HALLWAY

Front door, radiator, power points, stairs to first floor landing.

UTILITY ROOM

Door to side aspect, work surface, space for washing machine and dryer, power points, radiator, boiler, extractor fan, door to side.

SITTING ROOM

Window to front aspect, radiator, power points, TV point, telephone point, double doors leading to kitchen/dining area, recently decorated, feature panelled wall.

KITCHEN/DINING ROOM

Windows to rear aspect, a range of wall and base units with roll top work surfaces, tiled splashback, wooden style flooring, sink and drainer unit with a mixer tap, electric oven, gas hob, extractor hood, space for undercounter fridge and freezer (plumbed for dishwasher), radiator, power points, pantry under stairs, double doors to garden.

GUEST CLOAKROOM

Window to rear aspect, low flush WC, wash hand basin with pedestal, radiator, extractor fan, window to rear aspect.

FIRST FLOOR LANDING

Loft access, storage cupboard, power points.

MASTER BEDROOM

Window to front aspect, power points, radiator, telephone point, TV point, over stairs cupboard.

MASTER EN-SUITE

Window to side aspect, tiled flooring, fully tiled shower cubicle, low flush WC, wash hand basin with pedestal, part tiled walls, extractor fan.

BEDROOM TWO

Window to front aspect, fitted wardrobe, radiator, power points.

BEDROOM THREE

Window to rear aspect, radiator, power points.

BEDROOM FOUR

Window to rear aspect, radiators power points.

HOUSE BATHROOM

Window to rear aspect, wooden style flooring, panel enclosed bath with mixer taps, low flush WC, wash hand basin with pedestal, part tiled walls, extractor fan.

GARDEN

Good sized enclosed garden with patio and raised decking, garden room (metal clad unit front Booths garden rooms.) which has mains power, built in blinds and double glazing, brick built bbq and steel shed, outdoor tap, side access.

GARDEN STUDIO

GARAGE

Up and over door, power light.

PARKING

Driveway parking for two vehicles.

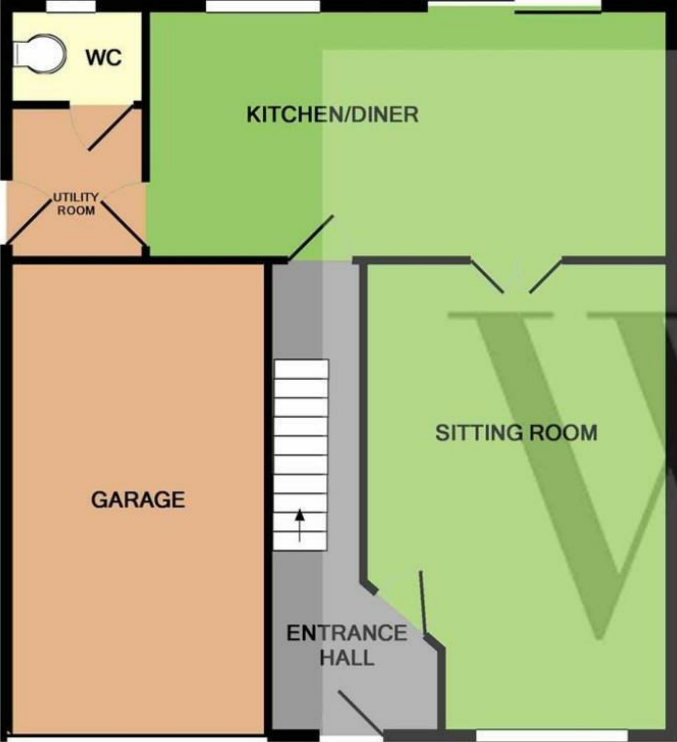
TENURE

Freehold.

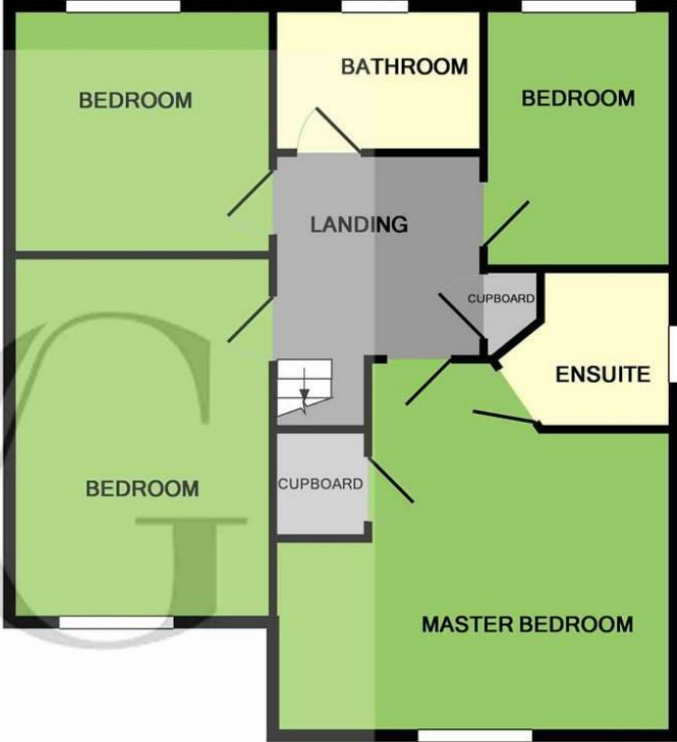
COUNCIL TAX BAND D

SERVICES

Mains gas, water and drainage.



GROUND FLOOR



1ST FLOOR