

Energy Efficiency Rating	
Current	Potential
84	96

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

### 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

## 77, Harebell Road, Malton, , YO17 7FW Offers over £255,000

BEAUTIFUL, LIGHT & AIRY THREE BEDROOM HOME WITH DRIVEWAY PARKING. \*\*\*360 ONLINE VIRTUAL TOUR AVAILABLE YO VIEW\*\*\*

The accommodation briefly comprises: entrance hall, living room, kitchen diner with french doors to garden, cloakroom and sizable under stairs cupboard. To the first floor is the main bedroom with en-suite, two further bedrooms and family bathroom.

Malton is a traditional market town which offers a good range of amenities, including shops, restaurants, pubs, tennis courts, swimming pool, gym, cinema and excellent schools. The town is well-placed for access to York (approximately 18 miles), Scarborough (approximately 25 miles) and Leeds (approximately 35 miles). Of particular benefit is the railway station which provides regular services to York and the East Coast.

EPC RATING B



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto: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



**ENTRANCE HALLWAY**

**SITTING ROOM**

13'9" x 12'0" (4.21 x 3.68)  
Window to front aspect, TV point, power points, radiator.

**KITCHEN/DINING ROOM**

9'6" x 15'3" (2.90 x 4.67)  
Window to rear aspect with French doors leading out to the rear garden, range of base and wall level units together with built in oven and hob and extractor hood, integrated fridge/freezer, dishwasher and plumbing for washer, stainless steel sink and drainer unit with mixer taps, ample dining space, power points, radiator.

**GUEST CLOAKROOM**

Low flush W/C, hand wash basin with pedestal, radiator.

**FIRST FLOOR LANDING**

**BEDROOM ONE**

11'0" x 9'7" (3.37 x 2.94)  
Window to front aspect, TV point, power points, radiator.

**EN-SUITE**

Window to front aspect, part tiled walls, walk in shower cubicle with power shower, low flush W/C, hand wash basin, extractor, radiator.

**BEDROOM TWO**

10'8" x 8'6" (3.26 x 2.60)  
Window to front aspect, power points, radiator.

**BEDROOM THREE**

11'6" x 6'7" (3.51 x 2.02)  
Window to front aspect, power points, radiator.

**BATHROOM**

Part tiled walls with panel enclosed bath with mixer taps and shower head, low flush W/C, hand wash basin, extractor fan, radiator.

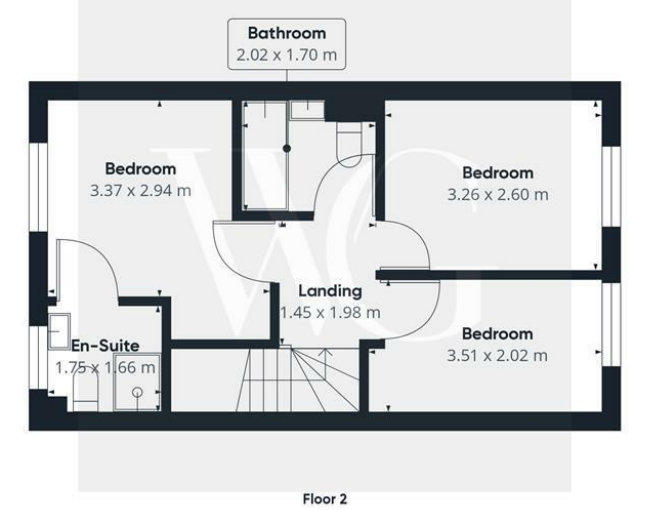
**OUTSIDE**

Laid mainly to lawn with flagged patio area to rear, garden shed and raised decking. Parking/driveway to the front aspect.

**SERVICES**

Boiler and radiators, mains gas

**COUNCIL TAX BAND C**



WG

Approximate total area<sup>m</sup>  
72.57 m<sup>2</sup>

(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.

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