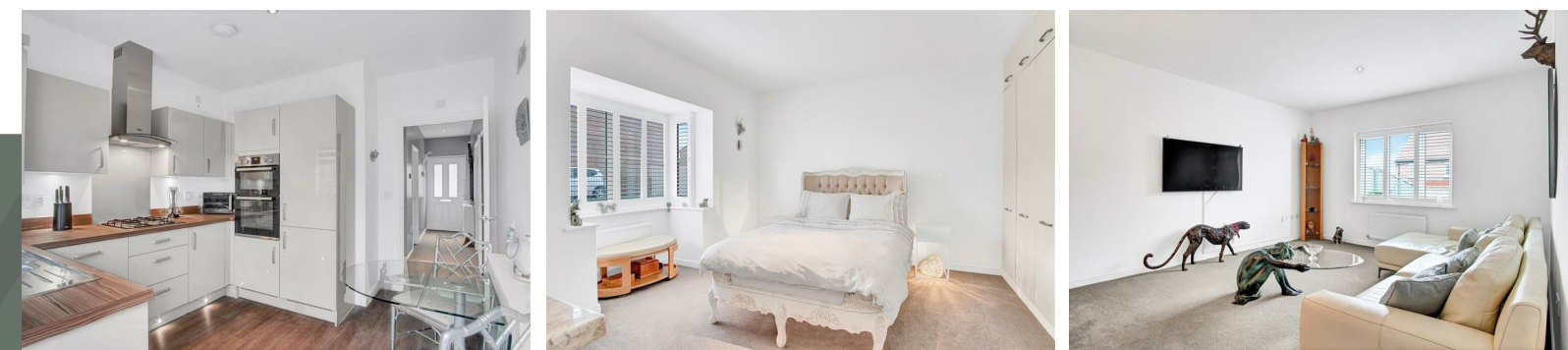


**63, Harebell Road, Malton,  
North Yorkshire, YO17 7FW**  
**Guide price £250,000**

63 Harebell Road is a stylish two bedroom bungalow providing luxury living across one floor, located on the sought after Taylor Wimpey development in Malton. This property briefly comprises; entrance hallway, open-plan living space, kitchen with rear access onto the garden, master bedroom, bedroom two and bathroom. Outside there is a low maintenance patio and lower level gravelled area, enclosed by fencing. Driveway parking up to two vehicles.

In recent years, Malton has been able to address many of the economic challenges faced by other rural towns. It offers a good range of amenities, including supermarkets, quirky shops, artisan food producers, restaurants, cafés and pubs, tennis courts, high street banks, gyms, a cinema and excellent schools. The town is well-placed for access to York (approximately 18 miles), Scarborough (approximately 25 miles), and Leeds (approximately 47 miles). The Coastliner bus service operates frequent services from Leeds and York via Malton to Scarborough, Whitby and other towns on the east coast. Malton railway station provides fast regular services to York, Leeds, Manchester, and Liverpool, as well as the east coast.

EPC Rating B



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	96
(92 plus) <b>A</b>	
(81-91) <b>B</b>	82
(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	96
(81-91) <b>B</b>	84
(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	
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



**ENTRANCE HALLWAY**

**MASTER BEDROOM**

13'5" x 13'1" (4.10m x 4.00m)  
Bay window to front aspect, fitted wardrobes, radiator, power points.

**BEDROOM TWO**

12'0" x 6'9" (3.66m x 2.08m)  
Window to front aspect, radiator, power points.

**SITTING ROOM/DINING AREA**

15'7" x 13'1" (4.75m x 4.00)  
Window to rear aspect, spot lights, TV point, telephone point, radiator, power points.

**KITCHEN**

10'6" x 10'2" (3.22m x 3.11m)  
Door and window to rear aspect, wooden style flooring, a range of wall and base units with integral appliances including electric oven and grill, gas hob, fridge/freezer, dishwasher and washing machine, sink and drainer unit, extractor hood/fan, cased radiator, plinth lighting.

**SHOWER ROOM**

6'10" x 6'3" (2.10m x 1.92m)  
Opaque window to side aspect, wooden style flooring, low flush WC, integral wash hand basin, fully tiled enclosed shower with electric power shower, heated towel rail, extractor fan.

**GARDEN**

Enclosed garden to the rear with raised patio, gravelled area on lower level, plant and shrub borders, outdoor tap and outdoor lighting.

**PARKING**

Driveway parking for two vehicles.

**COUNCIL TAX BAND C**

**TENURE**

Freehold.

**SERVICES**

Mains gas, water and drainage.

