



**14, Copperfield Close, Malton,
North Yorkshire, YO17 7YN
Guide price £275,000**

14 Copperfield Close is a detached two bedroom bungalow in this desirable and established residential cul de sac within half a mile of Malton's Town Centre. This property has no onward chain.

The property comprises; entrance porch, open living/dining room, kitchen, inner hall, bathroom and two double bedrooms with garage and driveway parking.

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 D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	84
(69-80) C	
(55-68) D	67
(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	69
(55-68) D	71
(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



ENTRANCE PORCH

Door and windows to front aspect.

LIVING/DINING ROOM

19'9" x 12'0" (6.02m x 3.68m)
Window to front and side aspect, feature gas fireplace, radiators, power points, TV point, telephone point.

KITCHEN

9'11" x 8'9" (3.04 x 2.69)
Half glazed door and window to side aspect, range of wall and base units with roll top work surfaces, tiled splash back, single electric oven, electric hob, integrated extractor hood, stainless steel sink and drainer unit with mixer tap, space for washing machine, space for fridge/freezer, power points, radiator,

INNER HALL

Power points, radiator and storage cupboards.

BATHROOM

Window to side aspect, partially tiled walls, walk in shower with electric shower, wash hand basin with pedestal, low flush WC, extractor fan.

BEDROOM ONE

11'6" x 11'3" (3.51m x 3.43m)
Window to rear aspect, radiator, power points.

BEDROOM TWO

14'2" x 8'2" (4.32m x 2.49m)
French doors to rear aspect, built in wardrobes, radiator and power points.

GARAGE

17'3" x 8'9" (5.28m x 2.67m)
Up and over door, power and lighting.

GARDEN

Mainly laid lawn, trees and hedged to border.

TENURE

Freehold.

SERVICES

Gas central heating, electric and mains drainage.

COUNCIL TAX BAND C

