

**43, Priorpot Lane, Malton,
, YO17 8DW
Guide price £210,000**

*** NO ONWARD CHAIN*** EXTENDED WITH GARDEN ROOM TO REAR ***

Immaculately presented three bedroom home positioned on the Westfield Development off Scarborough Road in Norton giving easy access to A64 for Malton, York & Scarborough. The accommodation briefly comprises; entrance hall, guest cloakroom, lounge, kitchen, garden room with bi-folding doors opening out onto private rear garden. To the first floor there is the master bedroom, a further two bedrooms and family bathroom.

Externally there is driveway parking for two vehicles to the front of the property. To the rear aspect there is a beautifully presented garden with a raised decking area great for entertaining!

Norton and Malton offer an excellent range of local services and amenities many of which are within easy walking distance of the property. These include interesting and varied shops, good primary and secondary schools and many recreational pursuits. The railway station provides links to the intercity service at York and the A64 which bypasses the town provides good road links both east and west.

EPC Rating C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ 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

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



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Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

ENTRANCE HALLWAY

3'6" x 10'7" (1.09 x 3.25)
Stairs to first floor landing, power points.

GUEST CLOAKROOM

6'6" x 3'6" (2.00 x 1.09)
Wash hand basin with pedestal, radiator and low flush W.C.

LOUNGE

11'10" x 14'3" (3.61m x 4.34m)
UPVC double glazed window to the front aspect, radiator, power points, wall mounted feature electric fire and T.V. point.

KITCHEN

15'3" x 8'9" (4.67m x 2.69m)
Modern built in kitchen with plumbing for washing machine, built in cooker with electric hob and extractor fan, space for fridge, space for table and chairs, doors leading to rear garden.

GARDEN ROOM

Bi fold doors to garden, fully insulated, light and power points.

FIRST FLOOR LANDING

26'2" x 3'6" (8.00 x 1.09)
Loft hatch, power points, storage cupboard.

MASTER BEDROOM

11'10" x 9'4" max (3.63m x 2.87m max)
Window to front aspect, power points, radiator, TV point, storage cupboard.

BEDROOM TWO

9'3" x 7'6" (2.82m x 2.29m)
Window to the rear aspect, radiator, power points.

BEDROOM THREE

5'9" x 7'7" (1.75m x 2.31m)
Window to the to rear aspect, power points, radiator.

HOUSE BATHROOM

5'11" x 5'11" (1.80m x 1.80m)
Window to side aspect, paneled enclosed bath with shower above, low level W.C., wash hand basin.

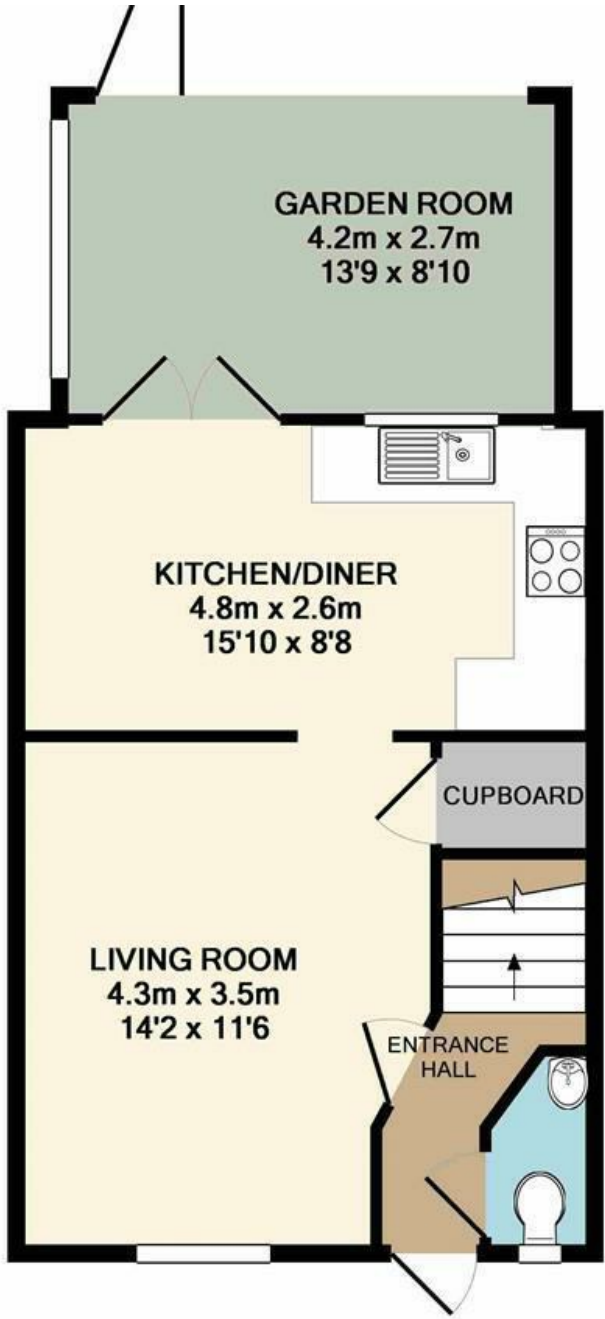
SERVICES

Boilers and radiators, mains gas.

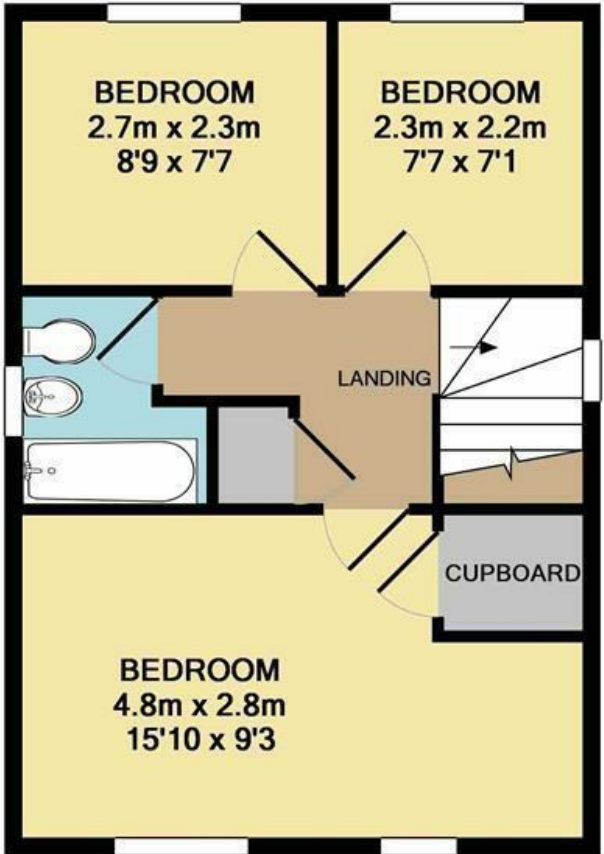
GARDEN

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COUNCIL TAX BAND B



GROUND FLOOR
APPROX. FLOOR
AREA 44.8 SQ.M.
(483 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 33.5 SQ.M.
(361 SQ.FT.)

TOTAL APPROX. FLOOR AREA 78.3 SQ.M. (843 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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