



Energy Efficiency Rating	
Current	Potential
84	95

  

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

## 11, Harebell Road, Malton, North Yorkshire, YO17 7FW Offers over £295,000

Beautiful three bedroom, three storey home with garage and driveway parking occupying a desirable, elevated position on the development with views towards the North Yorkshire Moors.

This spacious layout in brief comprises; entrance hall, guest cloakroom, open plan dining, kitchen and living room with doors to garden. To the first floor there are two good sized bedrooms and house bathroom. To the second floor there is the master bedroom en-suite shower room.

Outside, the garden to the rear has been recently professionally landscaped with patio area, perfect for entertaining. To the front aspect the grass is mainly laid to lawn and the driveway and garage sits to the side of the property.

Positioned on the North West edge of the town, the property is well placed for access to road links yet is just a short walk from the heart of Malton, its many varied amenities and the railway station.

EPC RATING B



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

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

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**ENTRANCE HALLWAY**

Stairs to first floor landing.

**KITCHEN/DINING ROOM**

17'0" x 10'4" (5.19 x 3.17)

Window to front aspect, fitted range of wall and base units with worktops, built in fridge/freezer, integrated dishwasher, electric oven with gas hob and extractor hood over, tiled splashback, stainless steel sink with mixer taps, power points, radiator.



**SITTING ROOM**

11'4" x 13'10" (3.46 x 4.23)

French doors out onto rear garden, power points, radiator.



**GUEST CLOAKROOM**

Low flush WC, hand wash basin with pedestal, tiled splashback, towel rail, radiator.

**FIRST FLOOR LANDING**

Stairs to second floor, power points, radiator.

**BEDROOM ONE**

11'4" x 13'10" (3.46 x 4.23)

Window to rear aspect, built in wardrobes, power points, radiator.



**BEDROOM TWO**

10'5" x 7'1" (3.18 x 2.16)

Window to front aspect, power points, radiator.

**BATHROOM**

Low flush WC, fully tiled panel enclosed bath with mixer taps and overhead shower, hand wash basin, towel rail, radiator.

**SECOND FLOOR LANDING**

**BEDROOM THREE**

21'7" x 8'9" (6.59 x 2.67)

Window to front aspect with stunning views across The North York Moors with velux window to rear, power points, radiator.



**EN-SUITE**

Velux window to rear aspect, fully tiled shower enclosure, low flush WC, hand wash basin, towel rail, radiator.

**OUTSIDE**

Fully enclosed lawned rear garden and driveway parking for multiple vehicles. Outside tap and light.



**SERVICES**

Boiler and radiators, mains gas

**TENURE**

Freehold

**COUNCIL TAX BAND C**

