



Energy Efficiency Rating	
Current	Potential
78	88

  

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



## 87, Fletton Road, Malton, North Yorkshire, YO17 8BD Guide price £270,000

87 Fletton Road is an immaculately presented four bedroom, three storey spacious home and benefits from a single garage, driveway parking and good sized rear enclosed garden.

Perfect family home!

Fletton Road is part of the Priorpot Mews development located just off Scarborough Road on the edge of Norton, with easy access to the A64 for York, Leeds and Scarborough. A range of amenities can be found within both Norton and Malton, including schools, a wide range of shops, bars and restaurants.

EPC RATING C



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 HALL**

Door to front aspect, panelling, power points, radiator, stairs to first floor landing

**SNUG/STUDY**

9'9" x 9'11" (2.98 x 3.03)  
Window to front aspect, radiator, power points.

**GUEST CLOAKROOM**

Radiator, low flush WC and a wash hand basin with pedestal.

**KITCHEN/DINING ROOM**

8'8" x 14'4" (2.66 x 4.39)  
Window facing the rear aspect, French doors opening into the garden, radiator, range of wall and base units with roll top work surfaces, tiled splash back, integrated dishwasher, sink and drainer unit, integrated fridge-freezer, electric oven and gas hob, extractor hood, extractor fan and power points.

**FIRST FLOOR LANDING**

Radiator and power points.

**SITTING ROOM**

9'9" x 14'6" (2.99 x 4.42)  
Windows facing the front aspect, radiator, power points, TV point and telephone point.

**BEDROOM ONE**

8'7" x 12'9" (2.64 x 3.89)  
Window facing the rear aspect, radiator, tv point and power points, bespoke built in wardrobes.

**EN-SUITE**

Window facing the side aspect, radiator, low flush WC, wash hand basin with pedestal, shaver point and extractor fan.

**SECOND FLOOR LANDING**

Loft access, smoke detector, airing cupboard.

**FAMILY BATHROOM**

Radiator, panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with pedestal, partly tiled walls, shaver point and extractor fan.

**BEDROOM TWO**

8'10" x 12'7" (2.70 x 3.86)  
Windows to rear aspect, bespoke built in wardrobes, power points, radiator.

**BEDROOM THREE**

10'0" x 8'1" (3.05 x 2.47)  
Window to front aspect, power points, radiator.

**BEDROOM FOUR**

10'0" x 6'2" (3.06 x 1.89)  
Window to front aspect, power points, radiator.

**GARAGE & PARKING**

Single garage with up and over door, power and lighting. Driveway parking.

**GARDEN**

To the rear: Fenced and enclosed lawned garden with patio area, flower borders and a rear gate. To the front of the house is a small walled lawned garden.

**COUNCIL TAX BAND D**

**SERVICES**

Mains drains, electric and gas

**TENURE**

Freehold

