



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	84
(69-80) C	
(55-68) D	65
(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	
(55-68) D	
(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

1, Millrace Close, Malton, , YO17 9PF Guide price £250,000

OPEN TO SENSIBLE OFFERS **NO ONWARD CHAIN*

1 Millrace Close is a three bedroom detached house with the added benefit of an integral garage, driveway and a good sized front and rear garden, located on this exclusive development just off Welham Road. In need of an upgrade throughout this vendor is open to offers.

The property briefly comprises; entrance hall, guest cloakroom, sitting room, dining room and kitchen. To the first floor there are three bedrooms with master en-suite and family bathroom. Externally lawned to the front and rear with patio driveway integral garage.

EPC rating TBA



01653 916 600 | enquiries@willowgreenestateagents.co.uk

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

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ENTRANCE HALLWAY

WC
Window to front aspect, low flush WC, hand wash basin with mixer taps, radiator.

SITTING ROOM
14'5" x 12'0" (4.40 x 3.67)
Window to front aspect, electric heater with wooden surround, TV point, power points, radiator.

DINING ROOM
9'7" x 7'3" (2.94 x 2.21)
Double French doors out onto rear garden, power points, radiator.

KITCHEN
9'7" x 8'0" (2.93 x 2.46)
Window to rear aspect and door to side, range of kitchen wall and base units with roll top work surfaces, tiled splashback, electric oven with gas hob, extractor over, space for undercounter fridge/freezer, plumbing for washer/dryer, sink with mixer taps, power points, under stairs storage cupboard.

FIRST FLOOR LANDING

BEDROOM ONE
10'1" x 8'5" (3.09 x 2.59)
Window to front aspect, power points, radiator.

EN-SUITE
BEDROOM TWO
9'5" x 8'11" (2.89 x 2.74)
Window to front aspect, power points, radiator.

BEDROOM THREE
7'0" x 6'11" (2.14 x 2.11)
Window to front aspect, power points, radiator.

BATHROOM
Window to front aspect, fully tiled, panel enclosed bath with mixer taps and overhead shower, low flush WC, hand wash basin with pedestal, extractor fan, radiator.

OUTSIDE
Externally lawned to the front and rear with integral garage and patio driveway for multiple vehicles.

GARAGE
Power and lighting, up and over door.

SERVICES
Mains gas, water and electric.

COUNCIL TAX BAND D

