



| Energy Efficiency Rating | | Current | Potential |
|---|--|---|---------------|
| Very energy efficient - lower running costs | | <div>62</div> | <div>85</div> |
| (92 plus) <div>A</div> | | | |
| (81-91) <div>B</div> | | | |
| (69-80) <div>C</div> | | | |
| (55-68) <div>D</div> | | | |
| (39-54) <div>E</div> | | | |
| (21-38) <div>F</div> | | | |
| (1-20) <div>G</div> | | | |
| 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) <div>A</div> | | | |
| (81-91) <div>B</div> | | | |
| (69-80) <div>C</div> | | | |
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| 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



17, Mill Street, Malton,
, YO17 9JH

Guide price £165,000

Offered with no onward chain, this well presented two bedroom Victorian townhouse benefits with an attractive rear garden, situated in the heart of Norton just a short walk from local schools, Malton Railway Station and amenities.

This property briefly comprises; sitting room with multifuel stove, dining room into kitchen with a door leading onto the rear garden. To the first floor are two double bedrooms and the house bathroom.

To the rear of the property is a good sized enclosed garden, mainly laid to lawn with a decking area.

Located in Norton, just over the river Derwent, a short walk from Malton town centre, close to local facilities including shops, pubs, a train station with regular connections to Scarborough, York and Leeds and nearby attractions which include the North York Moors National Park, Castle Howard and the historic city of York.

EPC Rating D



ENTRANCE HALLWAY

SITTING ROOM

11'3" x 11'10" (3.43 x 3.62)
Window to front aspect, multifuel stove with brick surround, wooden mantle, power points, radiator.

DINING ROOM

10'11" x 12'2" (3.35 x 3.71)
Window to side aspect, built in storage, power points, radiator.

KITCHEN

6'1" x 10'10" (1.86 x 3.32)
Window to front and side aspect, range of wooden wall and base units with wooden work surfaces, tiled splashback, space for cooker with extractor over, plumbing for washing machine, power points.

ENTRANCE HALLWAY

MASTER BEDROOM

11'3" x 11'11" (3.44 x 3.65)
Window to front aspect, power points, radiator.

BEDROOM TWO

11'2" x 6'7" (3.42 x 2.01)
Window to side aspect, power points, radiator.

BATHROOM

Window to rear aspect, fully tiled bathroom suite with walk in corner shower cubicle, panel enclosed bath, low flush WC, hand wash basin with pedestal, heated towel rail, extractor fan.

OUTSIDE

Enclosed rear garden mainly laid to lawn with decking area.

SERVICES

Mains gas, electric, water and drainage.

COUNCIL TAX BAND B

