



**8, Paddock Close, Malton,
North Yorkshire, YO17 9AG**
£285,000

8, Paddock close is a well presented detached house located in a quiet residential cul-de-sac in the heart of Norton. This property benefits from off street parking, driveway, 2 storey garage/workshop on a generous corner plot.

This property comprises; an entrance hallway, house bathroom, good sized living room, spacious kitchen and stairs to first floor landing with three double bedrooms.

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

EPC RATING TBC



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83
(69-80) C	
(55-68) D	61
(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



KITCHEN

15'1" x 12'11" (4.6m x 3.96m)
Modern range of wall and base units, integrated fridge freezer, integrated dishwasher, laminated floor, garden aspect, radiator.

LIVING ROOM

12'11" x 19'11" (3.94m x 6.08m)
Triple aspect room, carpet, ornamental fireplace, radiator

BATHROOM

5'5" x 8'6" (1.67m x 2.61m)
3 piece white bathroom suite, shower over bath with glazed screen, ceramic floor and wall tiles.

HALLWAY

9'1" x 6'3" (2.79m x 1.93m)
Glazed entrance door. Doors leading to kitchen, living room and bathroom. Carpet with stairs leading to first floor, radiator.

BEDROOM ONE

12'11" x 15'9" (3.94m x 4.81m)
Dual aspect large double bedroom, substantial under eaves storage, carpet, radiator.

BEDROOM TWO

12'2" x 8'3" (3.71m x 2.54m)
Front aspect double bedroom, carpet, radiator.

BEDROOM THREE

8'9" x 8'2" (2.67m x 2.50m)
Rear aspect double bedroom, substantial under eaves storage, carpet, radiator

LANDING

6'2" x 4'5" (1.9m x 1.36m)

TENURE

Freehold

SERVICES

Mains gas, water and electricity.

