



WILLOW GREEN

ESTATE AGENTS



The Old School Main Street Malton, North Yorkshire YO17 8EX

£360,000

****PLEASE NOTE, A LOCAL OCCUPANCY CLAUSE IS IN EFFECT, THIS PURCHASE IS ONLY AVAILABLE TO BUYERS WITH LOCAL TIES TO WEAVERTHORPE OR NEIGHBOURING PARISHES****

Originally, The Old School, Bear Builders are undertaking a high end refurbishment project to create 2 residential properties.

The accommodation briefly comprises; entrance hall with master suite with dressing area, dual aspect sitting room, a large open-plan kitchen/dining room and a utility room. From the first floor landing there are a further 2 double bedrooms and house bathroom.

There will be ample parking to both properties. The vast majority of the gardens will lie to the rear and will be mostly laid to lawn., enjoying stunning views to open countryside beyond the village.

The village of Weaverthorpe lies in the beautiful countryside of the Yorkshire Wolds, within the Ryedale District of North Yorkshire. The market towns of Malton and Driffield, and the popular East Yorkshire Coastal resort of Scarborough, all lie within a 15 mile radius, offering wide ranging amenities.

EPC RATING TBC





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