



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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](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



## 3A, Green Acres, York, , YO32 9QB £315,000

Located in a prime residential location just off New Lane in Huntington is this beautifully presented, modern, three bedroom detached dormer bungalow. Constructed in 2020, the property has been maintained to a high standard throughout

Entering though the bright and airy entrance hall, leading off are stairs to the first floor, a generous open plan living space with lounge, modern kitchen, and double doors leading onto the rear patio. The kitchen comprises wall and base units, integrated oven, electric hob, extractor fan, space for a fridge/freezer, spotlights, plumbing for a washing machine/dryer and space for a small dining table or breakfast bar.

Additionally on the ground floor there are 2 double bedrooms with side and rear aspect, an understairs storage cupboard and a 3-piece shower room with neutral tiling and double shower unit with glass sliding door and spotlights.

To the first floor is a spacious third double bedroom with sloping ceilings and built in storage, as well as a separate three-piece bathroom, skylight and storage located in the eaves.

Double doors in the lounge/kitchen lead out onto the easily maintainable, patio garden, wrapping around the rear and side of the property with gate access. A brick outbuilding provides excellent storage or can double as a useable space.



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ENTRANCE HALLWAY

KITCHEN/LOUNGE

11'6" x 24'10" (3.53m x 7.59m)

SHOWER ROOM

7'6" m x 4'5" (2.3 m x 1.36m)

BEDROOM ONE

8'9" x 12'9" (2.67m x 3.9m)

BEDROOM TWO

9'10" x 8'9" (3.01m x 2.67m)

BEDROOM THREE

9'10" x 8'9" (3.01 x 2.67m)

BATHROOM

8'5" x 8'3" (2.59m x 2.53m)

STORE

8'5" x 5'5" (2.59m x 1.67m)

