



| Energy Efficiency Rating | | |
|--|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales <small>EU Directive 2002/91/EC</small>  | | |
| 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 <small>EU Directive 2002/91/EC</small>  | | |

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



83, Headland Rise, Malton, YO17 7PR
Guide price £260,000

83 Headland Rise is a three bedroom home located on this well regarded development that is Linden Homes, just a short walk away from Malton town centre. Offered with no onward chain.

Externally, there is driveway parking for multiple vehicles. To the rear aspect there is an enclosed low maintenance garden with patio area, perfect for entertaining.



ENTRANCE HALL

UPVC double glazed door to the front aspect, radiator, power point, stairs to the first floor landing.

GUEST CLOAKROOM

UPVC double glazed window to the front aspect, modern white two piece suite comprising of low flush WC, wash hand basin, extractor fan, radiator.

LOUNGE

16'3" x 13'3" (4.95m x 4.04m)
UPVC double glazed window to the rear aspect, UPVC double glazed French Doors to the rear giving access to the rear garden, TV point, radiator, power points, understairs storage cupboard housing the fuse box and power point.

KITCHEN/DINER

15'7" x 9'1" (4.75m x 2.77m)
UPVC double glazed window to the front aspect, range of grey wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric double oven, extractor hood, space for washing machine, space for fridge freezer, cupboard housing the Logi combi boiler, radiator and power points.

FIRST FLOOR LANDING

UPVC double glazed window to the side aspect, radiator power point, loft access.

BEDROOM ONE

14'6" x 9'0" (4.42m x 2.74m)
UPVC double glazed window to the rear aspect, TV point, radiator and power points.

EN SUITE

Modern white three piece suite comprising of low flush WC, wash hand basin, walk in double in shower, extractor fan and radiator.

BEDROOM TWO

11'6" x 8'11" (3.51m x 2.74m)
UPVC double glazed window to the front aspect, fitted storage, radiator and power points.

BEDROOM THREE

10'3" x 6'11" (3.12m x 2.11m)
UPVC double glazed window to the rear aspect, radiator and power points

FAMILY BATHROOM

UPVC double glazed window to the front aspect, modern white three piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with shower over, extractor fan and radiator

REAR GARDEN

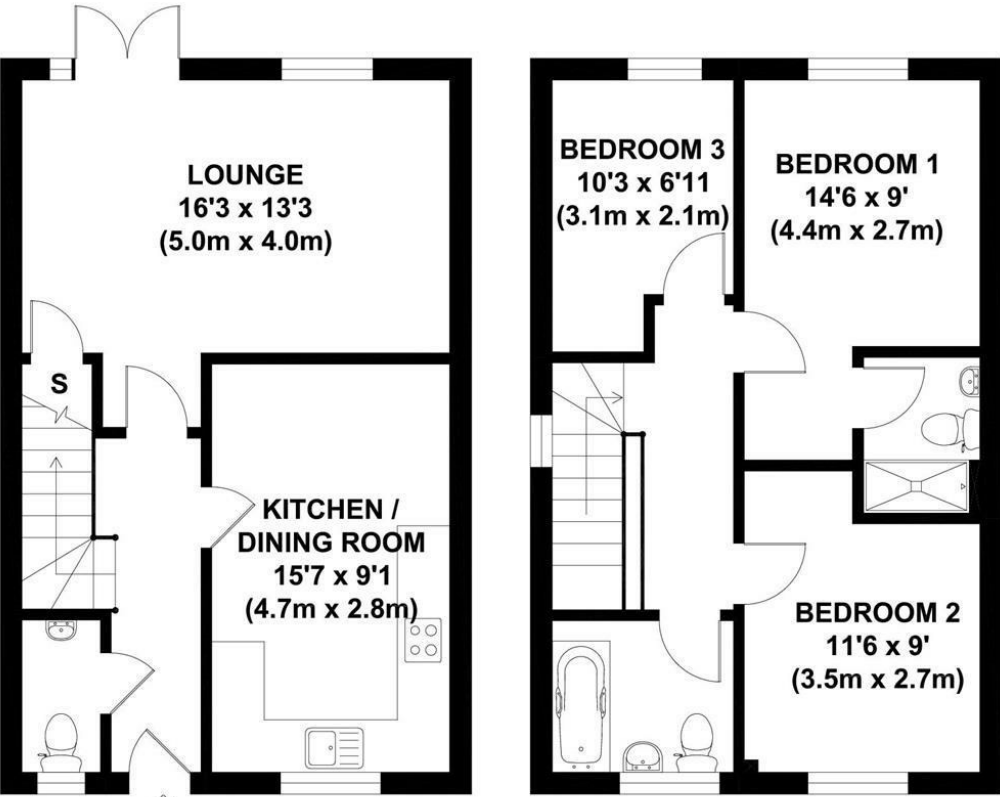
Side gated access to the rear garden laid to lawn with good side patio area.

FRONT GARDEN

Front garden is laid to lawn with bush border, driveway to the side with ample off street parking for numerous vehicles. Outside power sockets.

COUNCIL TAX BAND C

EPC BAND B



GROUND FLOOR

FIRST FLOOR

HEADLANDS RISE

APPROX. GROSS INTERNAL FLOOR AREA 874 SQ FT / 81 SQ M

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE