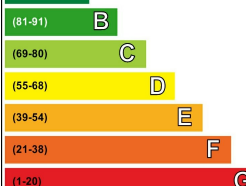

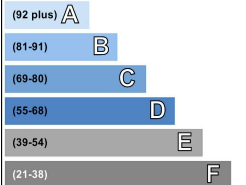



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

### 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



## 12, The Chase, Malton, YO17 9AS

### Guide price £270,000

12 The Chase is a well maintained detached bungalow, ideally located in a desirable development off Langton Road. Situated on a charming corner plot, the property enjoys a pleasant position and is within easy walking distance of local amenities and schools. While the home has been well cared for, there is potential for minor cosmetic updates in certain areas. It benefits from gas central heating, uPVC double-glazed windows and doors. The property is offered with no onward chain.

The accommodation features a well-thought-out layout, including an entrance hall, a generous open plan sitting/dining room, a conservatory, a kitchen, utility room, two double bedrooms, and a bathroom.

Externally, the property offers beautifully landscaped gardens to the front and side all securely enclosed and designed for low maintenance, with lovely rose beds adding a touch of charm. There is ample parking space, a single garage providing useful storage.

EPC RATING TBA





ENTRANCE HALLWAY

Radiator, power points, loft access.

SITTING ROOM

16'1" x 11'1" (4.92 x 3.40)

Bay window to front aspect, electric fireplace with surround, TV point, power points, radiator.

DINING ROOM

Ample space for dining.

SUN ROOM

15'5" x 8'0" (4.72 x 2.45)

Windows to side and rear aspect, with door out onto rear garden.

KITCHEN

7'2" x 12'4" (2.20 x 3.78)

Window to rear aspect, range of fitted wall and base units with tiled splashback, stainless steel sink, electric oven and gas hob with extractor over, space for undercounter fridge/freezer, breakfast bar, wall mounted boiler, power points, radiator.

UTILITY ROOM

Window to rear aspect, plumbing for washer/dryer, power points.

BATHROOM

Window to front aspect, fully tiled walk in shower, low flush WC, hand wash basin with pedestal, radiator, extractor fan.

BEDROOM ONE

12'9" x 9'10" (3.89 x 3.00)

Window to front aspect, fitted wardrobes with vanity unit, power points, radiator.

BEDROOM TWO

9'1" x 9'3" (2.79 x 2.84)

Window to rear aspect, power points, radiator, fitted wardrobe.

GARAGE

8'7" x 15'2" (2.63 x 4.64)

Power and lighting, up and over door.

SERVICES

TENURE

Freehold

