



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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		
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) 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		
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



40, Acre Way, Malton, North Yorkshire, YO17 7AG  
Guide price £400,000

40 Acre Way is a spacious and beautifully presented four-bedroom detached family home, complete with an integral garage and off-street parking. Situated on the highly sought-after Broughton Manor development, the property enjoys far-reaching views across Ryedale and towards the North York Moors, offering a picturesque setting for family living.

The ground floor welcomes you with a bright entrance hall, a convenient guest cloakroom, and a generous open-plan kitchen/dining area, recently updated to include a washer/dryer and electric oven with induction hob. The kitchen flows effortlessly into the spacious sitting room, creating a sociable and well-connected living space.

Upstairs, there are four well-proportioned double bedrooms, with two benefiting from en-suite shower rooms. A stylish family bathroom serves the remaining bedrooms, providing comfortable accommodation for family and guests.

Outside, the property boasts a large enclosed rear garden, mainly laid to lawn, with a decked seating area and pergola—perfect for outdoor entertaining. A garden shed offers useful storage, and gated side access adds to the practicality of this attractive outdoor space.

EPC Rating B





LOCATION

Malton is a charming market town in North Yorkshire, often referred to as "Yorkshire's Food Capital" due to its thriving food scene, independent eateries, and regular food markets. Nestled on the edge of the Howardian Hills, an Area of Outstanding Natural Beauty, Malton offers a blend of historic character, countryside charm, and modern convenience.

The town boasts excellent transport links, with a train station providing easy access to York, Leeds, and beyond, as well as proximity to the A64 for road travel. Residents enjoy a welcoming community, a variety of boutique shops, and access to scenic walking trails along the River Derwent. With a mix of period properties, modern developments, and countryside retreats, Malton is an ideal location for those seeking a blend of rural tranquility and vibrant local culture.

ENTRANCE HALL

External door to front aspect, Amtico flooring throughout, radiator, power points and stairs to first floor landing.

CLOAKROOM

Radiator, low level WC, wash hand basin with pedestal and extractor fan.

LOUNGE

10'09 x 18'03 (3.28m x 5.56m)  
Window to front aspect, radiator, power points, TV point and double doors to kitchen.

KITCHEN/ DINING AREA

26'07 x 9'08 (8.10m x 2.95m)  
Windows and external door to rear aspect, radiator, range of wall and base units with roll top work surfaces, integrated washing machine, dishwasher and fridge/ freezer. Sink and drainer, electric oven and gas hob with extractor over, power points. Spotlights and TV point.

FIRST FLOOR LANDING

Radiator, airing cupboard and storage cupboard, loft access and power points.

BEDROOM ONE

11'00 x 15'01 (3.35m x 4.60m)  
Window to front aspect, two sets of fitted wardrobes, radiator, TV point and power points.

EN - SUITE

5'08 x 5'09 (1.73m x 1.75m)  
Window to side aspect, heated towel rail, fully tiled shower cubical with power shower, low flush WC, wash hand basin with pedestal, part tiled walls and spotlights.

BEDROOM TWO

11'07 max x 11'05 (3.53m max x 3.48m)  
Window to front aspect, paneling to walls, radiator, TV point and power points.

EN - SUITE TWO

5'11 x 6'10 into shower (1.80m x 2.08m into shower)  
Window to side aspect, heated towel rail, low flush WC, pedestal basin, shower cubical with power shower, spotlights

BEDROOM THREE

8'05 x 11'08 (2.57m x 3.56m)  
Window to rear aspect, radiator and power points.

BEDROOM FOUR

8'10 x 10'04 (2.69m x 3.15m)  
Window to rear aspect, radiator and power points.

FAMILY BATHROOM

7'07 x 7'06 (2.31m x 2.29m)  
Window to rear aspect, heated towel rail, panel enclosed bath with mixer tap and shower attachment, low flush WC, wash hand basin with pedestal. Part tiled walls, extractor fan and spotlights.

GARDEN

Mainly laid to lawn to rear, fully enclosed. Garden shed, outside tap and paved path and a decked seating area with a pergola. Gated side access.

GARAGE

Light and power.

PARKING

Driveway parking.

SERVICES

Mains water, electricity, gas and drainage.

COUNCIL TAX BAND E



GROUND FLOOR  
APPROX. FLOOR  
AREA 685 SQ.FT.  
(63.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 685 SQ.FT.  
(63.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1369 SQ.FT. (127.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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