

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		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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

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



38, Plough Lane, Malton, North Yorkshire, YO17 7AP Guide price £260,000

NO ONWARD CHAIN

Immaculate three bedroom home for sale on the ever popular Broughton Manor development in Malton.

The property comprises; entrance hallway, guest cloakroom, sitting room, modern kitchen/dining room with fully integrated appliances and French doors leading out onto the rear south facing garden. To the first floor there are three bedrooms, two of which have fitted wardrobes. There is also an en-suite to the master bedroom and a stylish house bathroom.

To the outside of the property there is an enclosed south facing landscaped garden with a raised lawned area, patio area and garden shed. To the front of the property there is driveway parking for two vehicles.

Malton is a popular market town offering a range of local facilities including shops, pubs, excellent schooling and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the east coast and the west towards York, Leeds and the wider motorway network. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

EPC Rating B



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

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ENTRANCE HALLWAY

Radiator, power points and stairs to first floor landing.

SITTING ROOM

13'11" x 12'1" (4.25m x 3.70m)

Window to the front aspect, radiator, TV point, power points and telephone point.

KITCHEN/DINING ROOM

9'4" x 15'5" (2.86m x 4.70m)

Storage cupboard, French doors leading to the rear garden, wall and base units and work top surfaces, integrated fridge/freezer, dishwasher and washing machine. Electric oven, gas hob, extractor fan and hood, radiator, TV point and power points.

GUEST CLOAKROOM

Low flush W.C., wash hand basin with pedestal, radiator, extractor fan.

FIRST FLOOR LANDING

Loft hatch, radiator, power points.

BEDROOM ONE

10'9" x 12'1" (3.30m x 3.69m)

Window to front aspect, radiator, power points, TV point, telephone point and built in wardrobes.

EN-SUITE

Walk-in shower, low flush W.C., wash hand basin with pedestal, partly tiled walls, Opaque double glazed window to the front aspect, wall-mounted heated towel rail, window, extractor fan.

BEDROOM TWO

10'10" x 8'7" (3.31m x 2.62m)

Window to rear aspect, power points, radiator, TV point.

BEDROOM THREE

11'8" x 6'8" (3.56m x 2.04m)

Window to rear aspect, power points, radiator.

BATHROOM

Panel enclosed bath with mixer tap,, partly tiled walls, wash hand basin with pedestal, low flush WC, wall mounted heated towel rail, extractor fan.

GARDEN

South facing enclosed garden with patio, lawned garden area.

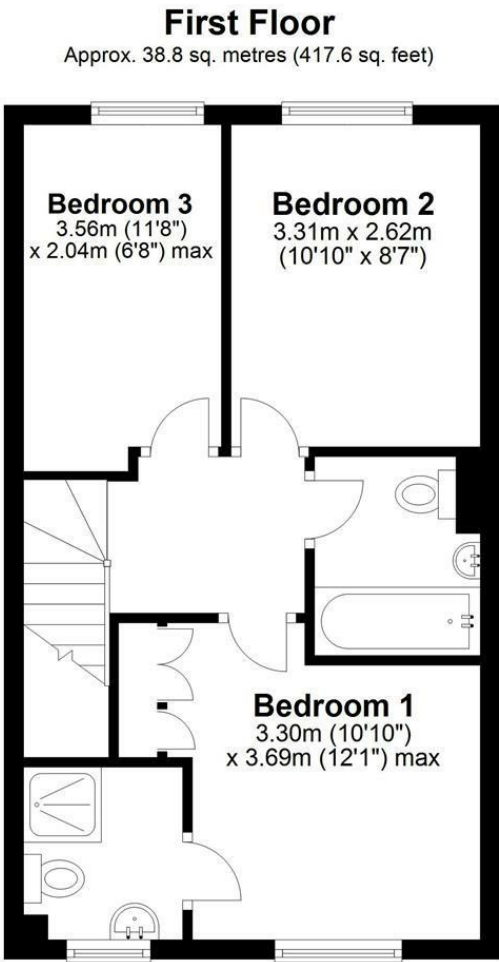
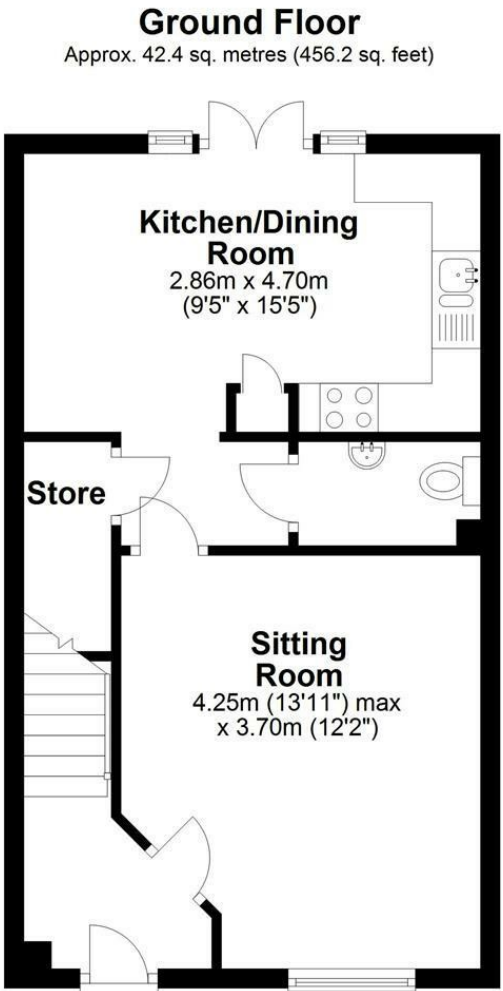
TENURE

Freehold.

SERVICES

Gas central heating and mains drainage.

COUNCIL TAX BAND C



Total area: approx. 81.2 sq. metres (873.8 sq. feet)
38 Plough Lane, Malton