



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	60
England & Wales EU Directive 2002/91/EC	
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 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

The Old Forge, Amotherby, North Yorkshire, YO17 6TG Guide price £210,000

Two bedroom bungalow located in the sought after location of Amotherby. The village has a primary school and in the adjoining village of Swinton there is a public house and sports centre. Malton is within a 3 mile drive where there is a comprehensive range of amenities including a railway station with links to the Intercity service at York

This property briefly comprises; entrance hallway, utility room, living room with cosy log burner, kitchen/diner, house bathroom and two double bedrooms. Outside a small courtyard to the rear with shed and gated access into the village plus a low maintenance garden to the front with a range of plants, shrubs and raised beds.

Secondary schooling is available in Malton and other amenities include a health centre, hospital, cinema and numerous sporting and social clubs. The town also offers a good and interesting variety of shops around the Market Place and Main Street. The A64, which by-passes the town, provides good access to York and the motorway network beyond.

The Old Forge offers terrific potential and sits in a very lovely position. The property is complemented by front garden and parking permit for the local village hall can be acquired.

EPC RATING D



01653 916 600 | enquiries@willowgreenestateagents.co.uk

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

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ENTRANCE HALLWAY

UTILITY ROOM

5'7" x 4'7" (1.72 x 1.41)
Window to front aspect, Plumbing for washer/dryer, power points, radiator.

LIVING ROOM

11'6" x 16'11" (3.51 x 5.16)
Window to front aspect, log burning stove with brick surround, TV point, power points, radiator.

KITCHEN

13'5" x 9'4" (4.11 x 2.87)
Window and door to side aspect, sky light, range of base and wall units, tiled splashback, electric oven and hob, extractor hood, space for fridge/freezer, plumbing for dishwasher, power points. Space for dining.

BEDROOM ONE

14'11" x 7'11" (4.56 x 2.43)
Window to rear aspect, power point, radiator.

BEDROOM TWO

10'11" x 8'2" (3.35 x 2.51)
Window to front aspect, power points, radiator.

BATHROOM

Window to rear aspect, Velux skylight, panel enclosed bath with shower overhead, hand wash basin with pedestal, low lush W.C., razor point, heated towel rail.

GARDEN

Enclosed front garden with a range of shrubs and plants.

COURTYARD

Enclosed Patioed courtyard, garden shed, outside light.

SERVICES

Oil fired central heating, radiators.

PARKING

Parking at the Village Hall opposite the property.
£12 for 6 months.

COUNCIL TAX BAND B

