



**3 Malton Lane**  
**West Lutton, North Yorkshire YO17 8TA**  
**Asking price £185,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



**\*\*CHAIN FREE\*\*THREE ALLOCATED PARKING SPACES\*\*** A delightful two bedroomed village cottage with garden and parking. This super end terraced property would be suited to a variety of purchasers, first time buyer, second home or holiday home.

Briefly comprising entrance hall, lounge, kitchen/ diner, landing, two double bedrooms and bathroom. Garden to the front and rear, parking for three vehicles. Solar panels and cavity wall insulation.

West Lutton lies in the beautiful rolling countryside of the Wolds approximately 12 miles from Malton and some 10 miles from Driffield. There are good local facilities available in both towns and in Malton there is a railway station with regular connections to the East Coast and the City of York. In the village itself there is a primary school and pub.

EPC D





**ENTRANCE HALL**

With Upvc door into, stairs leading off and door to.

**LOUNGE**

With laminate flooring, multi-fuel burning stove, oak mantle, radiator, window to front elevation and coving.

**KITCHEN/ DINER**

With understairs cupboard, modern range of wall and base units, drawer unit, space for fridge/ freezer, free standing cooker, extractor over, space for washing machine and dishwasher, tiled splash back, tiled flooring, stainless steel sink and mixer tap, work surface over, ceiling spotlighting and French doors to garden.

**LANDING**

Doors to.

**BEDROOM 1**

Window to front elevation, radiator and loft access.

**BEDROOM 2**

With radiator and window to rear elevation.

**SHOWER ROOM**

With modern suite comprising shower cubicle, glass screen, electric shower over, pedestal wash hand basin, low level wc, tiled spalsh back, window to rear elevation, coving and heated towel ladder.

**OUTSIDE**

With superb views over open fields, the property has beech hedging surrounds to the front, astro turf laid for ease of maintenance, side gated access, parking for three vehicles to the driveway. Gated access to the rear, where the garden is a good sized and low maintenance, paved with potted plants, timber shed and very private.

**TENURE**

We understand that the property is Freehold.

**SERVICES**

All mains services are connected to the property.  
(There is no gas availaable in the village)

**SOLAR PANELS**

There are solar panels fitted to the property which are included in the sale and benefit from a feed-in tariff, which currently generates tax-free income on top of free power during daylight hours.

**ENERGY PERFORMANCE CERTIFICATE**

The energy performance rating is D.

**COUNCIL TAX BAND**

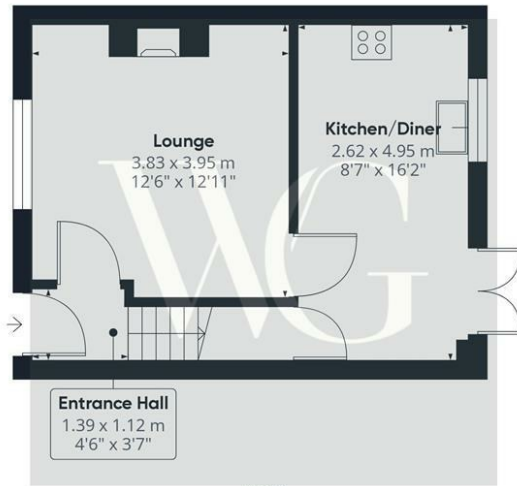
The council tax banding is A.











Floor 1



Floor 2

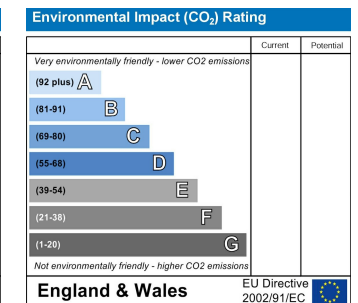
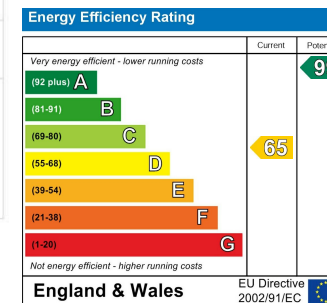
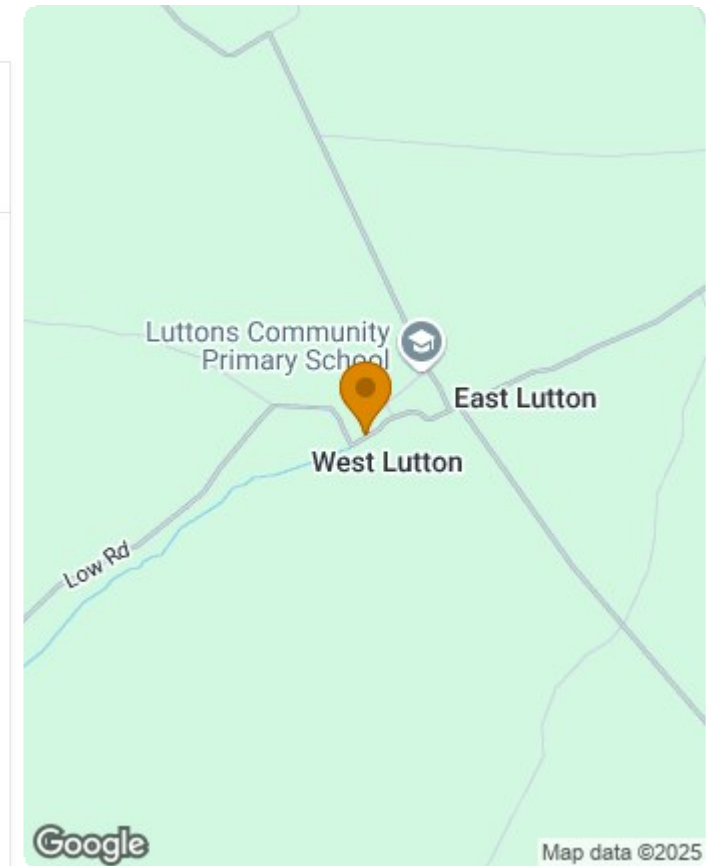
WG

Approximate total area<sup>(1)</sup>  
59.8 m<sup>2</sup>  
643.67 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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