

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 4 Willowdene, Great Habton, Malton, YO17 6TU

£195,000

- Superbly modernised in last few years
- Generous size refitted dining kitchen
- Replacement d/glz windows & doors
- Lovely fully enclosed garden plot
- First floor refitted bathroom suite
- Popular village home to The Grapes
- Private parking space at the rear
- Oil c/htg with a new boiler
- Two good sized bedrooms



## 4 Willowdene, Great Habton YO17 6TU

A greatly improved middle terraced cottage in this highly popular village well located for both Malton and Pickering. A scheme of modernisation has taken place in the last small few years including a new kitchen, bathroom, oil boiler and replacement windows and doors. The lovely front garden has been newly fenced with flagged patio and generous lawns and enjoys open aspects onto the adjacent farmland with distant hill side views. Front facing lounge, generous dining kitchen, two good bedrooms and first floor bathroom.



Council Tax Band:



#### General information

Great Habton is a village with a popular village hall and pub. Transport is provided for local primary and secondary schools. The town of Pickering is approximately 6 miles north east and Malton 5.5miles south of the village, both of which are market towns where a good deal of local amenities and recreational facilities can be found.

#### Services

Mains water, electric and drainage are all connected. Oil fired central heating from a modern combi boiler located in the kitchen. Mains gas is not within the village.

#### Lounge

Front entrance door and window, radiator, stairs to the first floor.

#### Dining kitchen

Well refitted with a range of base and wall level units, built in oven and hob, integrated fridge and freezer, washing machine, rear window, radiator, floor standing oil central heating boiler, rear entrance door.

#### Landing

Hatch to the loft space

#### Bedroom 1

Two front facing windows, over stair storage recess, radiator.

#### Bedroom 2

Rear window, radiator.

#### Bathroom

With tiling round a refitted suite including WC, wash basin and bath with shower over. Rear facing window, heated towel rail.

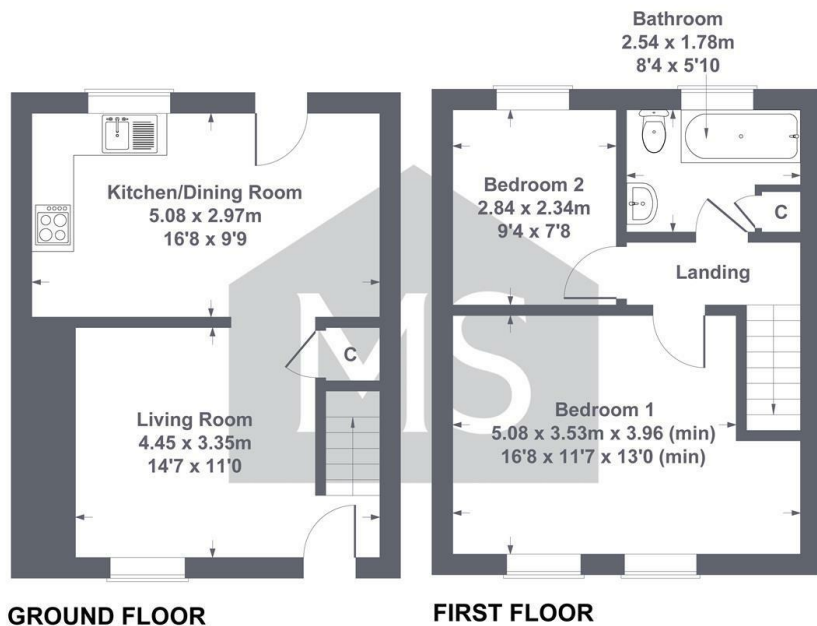
#### Front Garden

Lovely south facing garden plot with spacious flagged patio adjacent to the front door opening out into a good sized lawned plot in well established fenced boundaries. The garden lies adjacent to farmland with views in the distance onto rolling countryside.

#### Rear parking

Private off road parking is located at the rear side of the house with entrance door into the dining kitchen.

Approximate Gross Internal Area 684 sq ft - 64 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



## Directions

## Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
England & Wales		EU Directive 2002/91/EC