



**DEAL** ■

The Green Walton On The Wolds

ASKING PRICE

**£325 000**

## PROPERTY DETAILS

 2  2 Terraced Freehold

### IN BRIEF

- Fully renovated
- Extended two-bedroom terraced home
- Highly desirable village location
- Impressive open-plan kitchen/diner
- Beautifully presented throughout
- Modern fixtures and fittings
- Attractive rear garden

## DEAL ■ AGENT OPINION:

*A superb turnkey home in a highly appealing location, combining modern finishes with a peaceful setting, ideal for buyers looking for a stylish property ready to move straight into.*

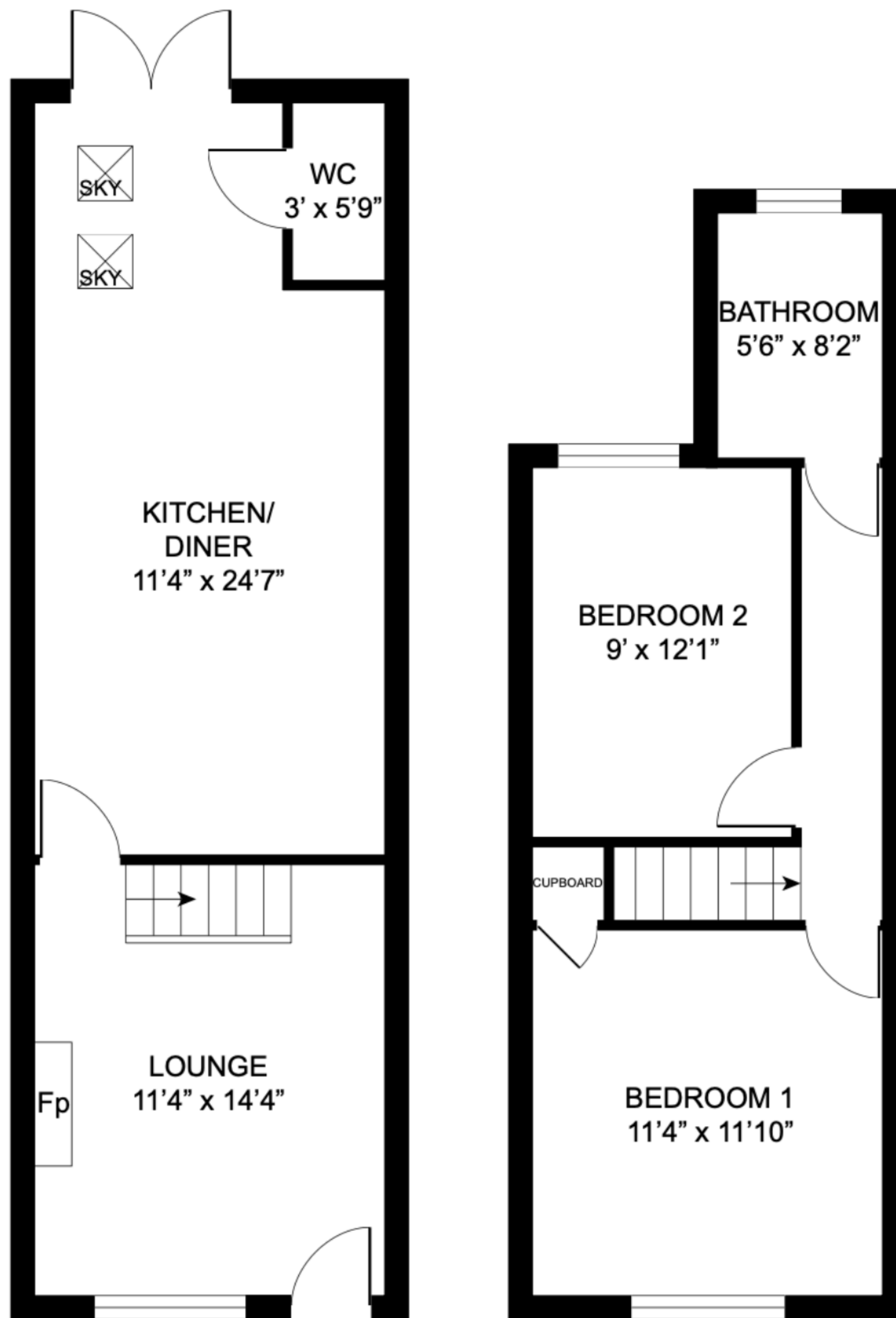




**DEAL** ■

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**Room Measurements**

**Ground Floor**

Lounge	14'4" x 11'4"
Kitchen Diner	24'7" x 11'4"
WC	5'9" x 3'

**First Floor**

Bedroom 1	11'10" x 11'4"
Bedroom 2	12'1" x 9'
Bathroom	8'2" x 5'6"

**Sq Feet**

Ground Floor	445.74
First Floor	306.77
Total	752.51



## — FEATURES

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**DISCLAIMER**

Council Tax Band D

EPC Expires TBC

**DIGITAL MARKETS COMPETITION AND CONSUMERS ACT 2024 (DMCC ACT)**

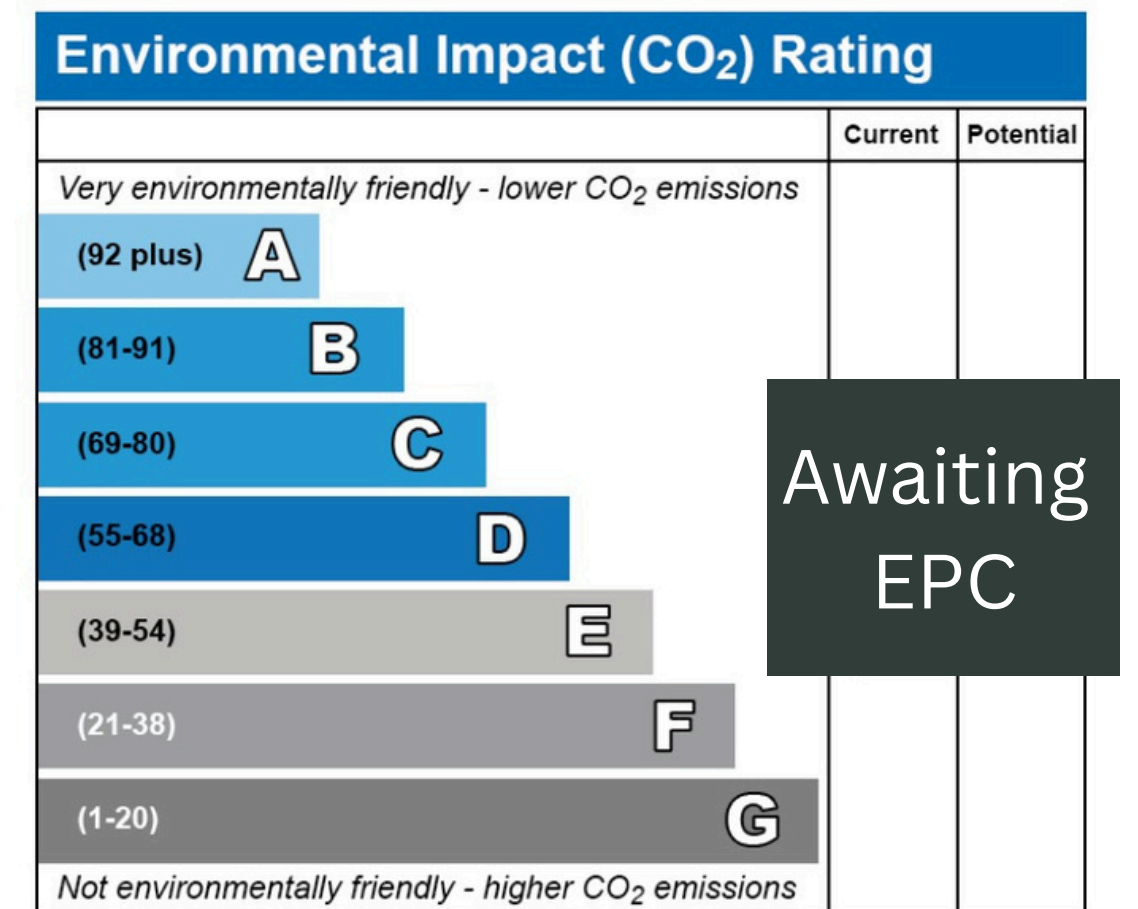
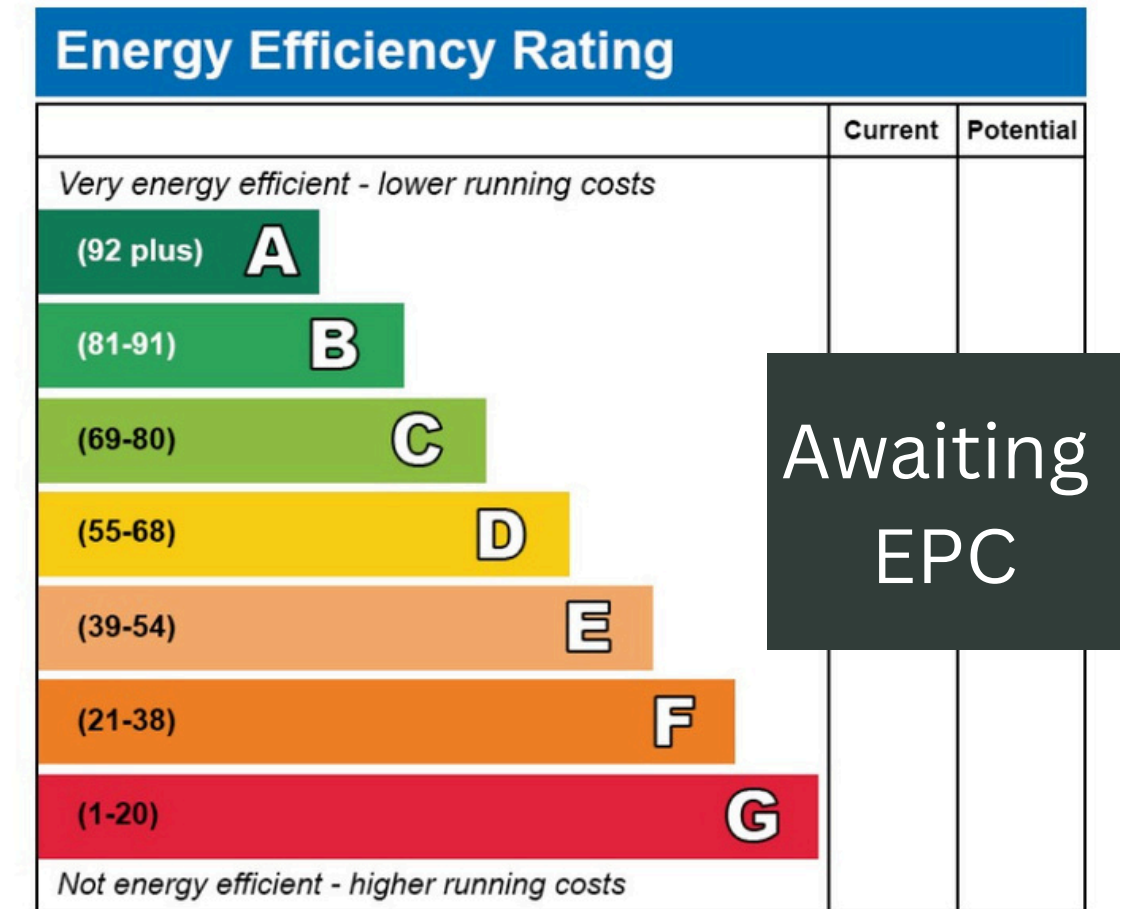
The DMCC Act 2024, which came into force in April 2025, is designed to ensure that consumers are treated fairly and have all the information required to make an informed purchase, whether that be a property or any other consumer goods. DEAL. are committed to providing material information relating to the properties we are marketing to assist prospective buyers when making a decision to proceed with the purchase of a property. Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information obtained from sources including but not restricted to HMRC Land Registry, Ofcom, Gov.uk and provided by our sellers.

**ANTI-MONEY LAUNDERING CHECKS**

In accordance with Anti Money Laundering laws including the Proceeds of Crime Act 2002, The Terrorism Act 2000, The Money Laundering Regulations 2017 and the Bribery Act 2010 we are required to conduct anti-money laundering checks on all clients selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by AplyID via their online portal once you have had an offer accepted on a property. The cost of these checks is £25 (incl. VAT) per person, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you to DEAL. in advance of us issuing a memorandum of sale, and is non-refundable. We will receive some of the fee taken by APlyID to compensate for our role in the provision of these checks.

**IMPORTANT INFORMATION**

All information, descriptions, measurements and photographs are provided in good faith for guidance only and should not be relied upon as statements of fact. Measurements are approximate. Buyers should verify any important details by inspection or other means. The agent has not tested services, appliances or equipment.



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**Fair Fees. No  
Nonsense.**

**Better Results.**

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or

**0.75% Paid on Completion**

Seller | Buyers | Investors