

Energy Efficiency Rating	
Current	Potential
83	94

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
85	94

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916 600 | Website: [www.willowgreenestateagents.co.uk](http://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

## 48, Harebell Road, Malton, North Yorkshire, YO17 7FW Guide price £299,950

48 Harebell Road is a beautifully presented four bedroom detached home located on the popular Taylor Wimpey Development in Malton, within walking distance of the town centre. In brief this light and airy property comprises; entrance hallway, guest cloakroom, dining room/office, modern breakfast kitchen with doors to garden and sitting room, also with doors onto the garden. To the first floor are four good sized bedrooms with an en-suite to the master and house bathroom. Outside to the rear aspect there is an enclosed garden with patio area.. To the front aspect there is a low maintenance garden with lawned grass area, plant and shrub borders. There is a garage and driveway parking.

Immaculate home finished to a high standard with no onward chain!

Malton is a traditional market town which offers a good range of amenities, including shops, restaurants, pubs, tennis courts, swimming pool, gym, cinema and excellent schools. The town is well-placed for access to York (approximately 18 miles), Scarborough (approximately 25 miles) and Leeds (approximately 35 miles). Of particular benefit is the railway station which provides regular services to York and the East Coast.

EPC Rating D



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)  
6-8 Market St, Malton, North Yorkshire YO17 7LY  
Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398





**ENTRANCE HALLWAY**

Tiled flooring, stairs to first floor landing, storage cupboard, radiator and power points.

**GUEST CLOAKROOM**

Tiled floor, radiator, low flush WC and sink.

**SITTING ROOM**

11'3" x 15'2" (3.43m x 4.64m)  
Window and French doors to rear aspect leading to garden, radiator, power points, TV point and telephone point.

**KITCHEN/BREAKFAST AREA**

17'9" x 7'9" (5.42m x 2.38m)  
French doors to rear aspect, tiled flooring, range of wall and base units incorporating sink and drainer unit, plinth lighting, integrated washer/dryer, fridge/freezer and dishwasher. Electric oven and gas hob with extractor over. Radiator and power points.

**DINING ROOM/HOME OFFICE**

9'4" x 7'8" (2.87m x 2.35m)  
Window to front aspect, double doors, radiator and power points.

**FIRST FLOOR LANDING**

Airing cupboard, storage cupboard and loft hatch.

**MASTER BEDROOM**

Windows to front aspect, fitted wardrobes x 2, TV point, power points and radiator.

**MASTER EN-SUITE**

Window to side aspect, shower, wall hung WC, sink and heated towel rail.

**BEDROOM TWO**

14'4" x 8'7" (4.37m x 2.63m)  
Window to front aspect, power points and radiator.

**BEDROOM THREE**

11'8" x 8'9" (3.58m x 2.67m )  
Window to rear aspect, power points and radiator.

**BEDROOM FOUR**

10'10" x 7'10" (3.32m x 2.40m)

**HOUSE BATHROOM**

Window to rear aspect, bath with shower above and shower screen, wall hung WC, sink and heated towel rail.

**GARAGE**

16'8" x 8'4" (5.10m x 2.55m)  
Up and over door. Power and light, gas fired central heating boiler.

**PARKING**

Driveway parking.

**GARDEN**

Enclosed lawned garden to rear aspect with patio area, side access and lawned garden to front aspect with range of plant and shrub borders.

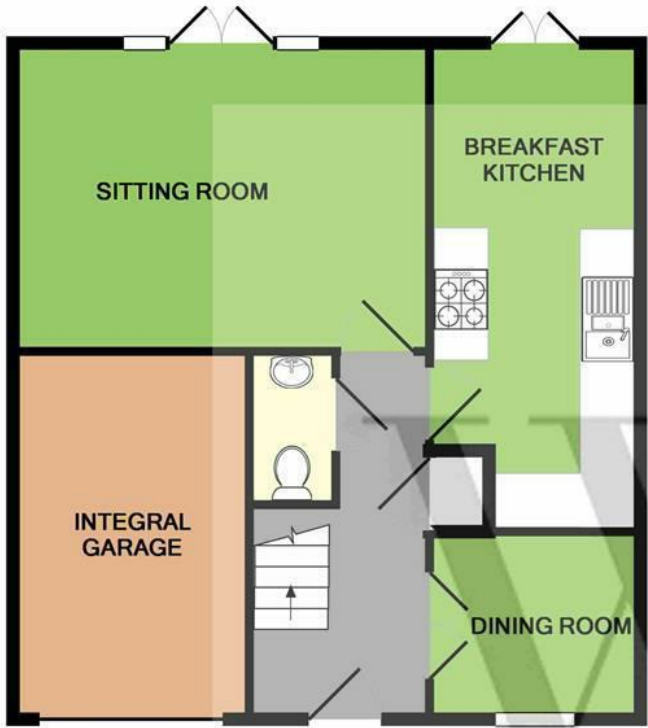
**TENURE**

Freehold.

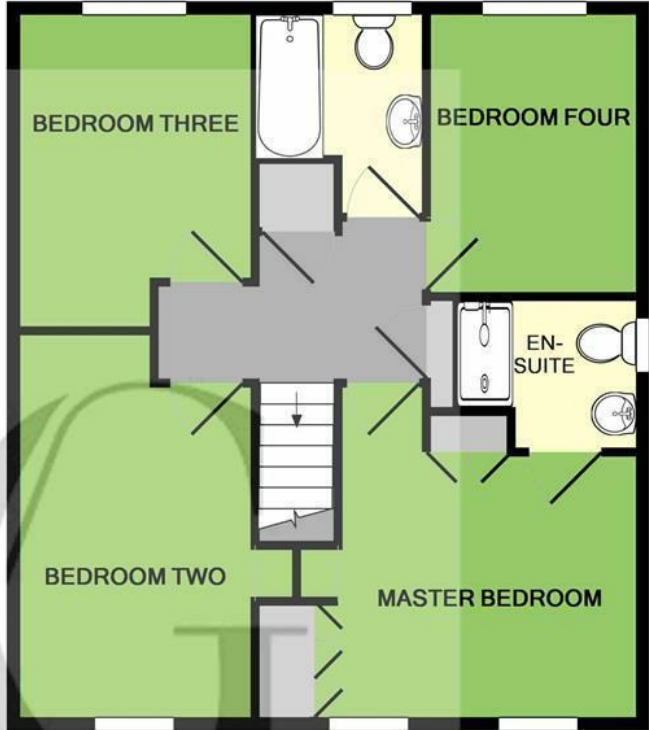
**SERVICES**

Gas central heating, mains drainage and electric.

**COUNCIL TAX BAND D**



GROUND FLOOR  
APPROX. FLOOR  
AREA 555 SQ.FT.  
(51.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 597 SQ.FT.  
(55.4 SQ.M.)



TOTAL APPROX. FLOOR AREA 1152 SQ.FT. (107.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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