



| Energy Efficiency Rating  |           |
|---|-----------|
| Current   | Potential |
| Very energy efficient - lower running costs                     |           |
| (92 plus) A   | 80        |
| (81-91) B   |           |
| (69-80) C   | 67        |
| (55-68) D   |           |
| (39-54) E   |           |
| (21-38) F   |           |
| (1-20) G  |           |
| Not energy efficient - higher running costs                     |           |
| EU Directive 2002/91/EC   |           |
| England & Wales   |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
| Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A   | 71        |
| (81-91) B   |           |
| (69-80) C   | 70        |
| (55-68) D   |           |
| (39-54) E   |           |
| (21-38) F   |           |
| (1-20) G  |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| EU Directive 2002/91/EC   |           |
| England & Wales   |           |

### 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

## 21, Colling Wood Gardens, Malton, North Yorkshire, YO17 7YQ Guide price £399,950

21 Colling Wood Gardens is a detached four bedroom home located on this peaceful and sought after cul-de-sac location, just a short walk away from Malton town centre.

This immaculately presented property briefly comprises; entrance hallway with guest cloakroom, spacious sitting room, opening into dining room, conservatory with doors onto garden and stylish recently fitted breakfast kitchen. To the first floor are four good sized bedrooms with en-suite to master and house bathroom.

Outside is an attached garage, driveway parking for up to three vehicles and a beautiful, well maintained enclosed garden to the rear.

In recent years, Malton has been able to address many of the economic challenges faced by other rural towns. It offers a good range of amenities, including supermarkets, quirky shops, artisan food producers, restaurants, cafés and pubs, tennis courts, high street banks, gyms, a cinema and excellent schools. The town is well-placed for access to York (approximately 18 miles), Scarborough (approximately 25 miles), and Leeds (approximately 47 miles). The Coastliner bus service operates frequent services from Leeds and York via Malton to Scarborough, Whitby and other towns on the east coast. Malton railway station provides fast regular services to York, Leeds, Manchester, and Liverpool, as well as 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 HALL

Coving, wood style flooring, stairs to first floor landing and under stairs storage cupboard.

### SITTING ROOM

18'0" x 11'8" (5.51m x 3.56m)

Window to front aspect, feature fireplace with gas fire, coving, dado rail, TV point, radiators.

### DINING ROOM

11'0" x 11'0" (3.37m x 3.36m)

Coving, dado rail, patio doors to conservatory, radiator.

### CONSERVATORY

8'0" x 11'6" (2.45m x 3.53m)

Doors onto garden and tiled flooring.

### KITCHEN

9'5" x 15'1" (2.88 x 4.61m)

Window to rear aspect, wood style flooring, range of wall and base units with stone work top, integrated dishwasher, integrated fridge/freezer, space for washing machine, Neff electric oven, electric hobb, power points and radiator.

### GUEST CLOAKROOM

Window to side aspect, sink, low flush WC and wood style flooring.

### FIRST FLOOR LANDING

Loft hatch.

### MASTER BEDROOM

12'7" x 10'5" (3.86m x 3.20m)

Window to front aspect, fitted wardrobes, airing cupboard and radiator.

### MASTER EN-SUITE

Window to side aspect, low flush electric bidet toilet, sink with vanity unit, bath with shower above and shower screen, heated towel rail and fully tiled walls.

### BEDROOM TWO

12'10" x 11'7" (3.93m x 3.54m)

Window to front aspect and radiator.

### BEDROOM THREE

12'7" x 10'5" (3.86m x 3.20m)

Window to rear aspect, wood style flooring and power points.

### BEDROOM FOUR

9'7" x 8'9" (2.93m x 2.69m)

Window to rear aspect, wood style flooring and radiator.

### HOUSE BATHROOM

Window to rear aspect, fitted with a three piece suite comprising bath, wash hand basin, low flush WC, half-tiled walls,

### GARDEN

To the front is a block-paved driveway leading to the garage, a gravelled area and small landscaped garden with conifers, box hedging to the side.

To the rear is a private enclosed garden with two circular lawned areas, feature gravelled area and steps leading to garden shed, wooden decked area and pergola. There are surrounding borders with many mature plants and flowers.

### GARAGE

16'3" x 8'8" (4.96m x 2.65m)

Integral garage with up-and-over door to front, power and lighting. Gas fired boiler.

### COUNCIL TAX BAND E

### SERVICES

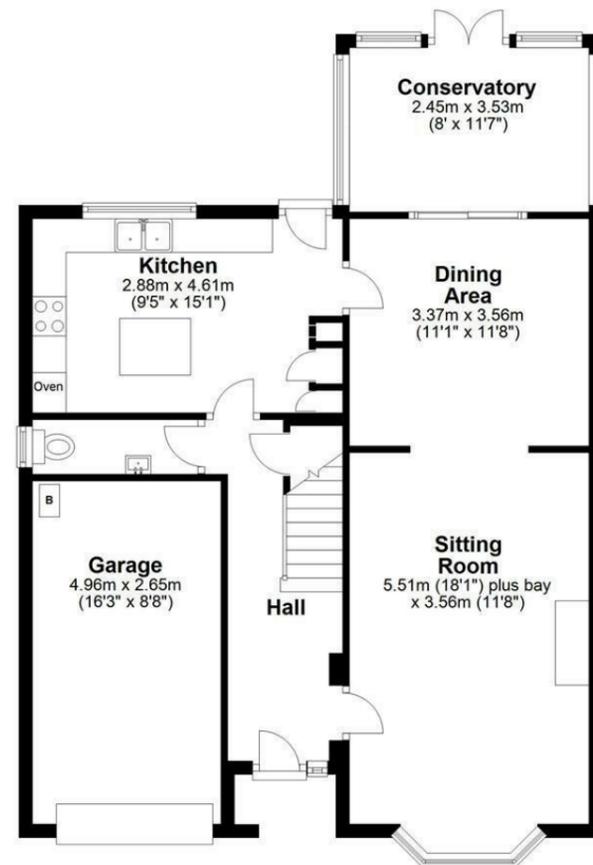
Gas central heating, mains drainage and electric.

### TENURE

Freehold.



**Ground Floor**  
Approx. 81.7 sq. metres (879.9 sq. feet)



**First Floor**  
Approx. 63.1 sq. metres (679.6 sq. feet)



Total area: approx. 144.9 sq. metres (1559.5 sq. feet)  
**21 Colling Wood Gardens, Malton**