

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		89
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents 01653 916 600 | Website: 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



**28, Brindle Way, Norton,
North Yorkshire, YO17 8BA**
Guide price £225,000

28 Brindle Way is an immaculate three bedroom semi-detached property with an enclosed rear garden, detached garage and parking. This property is located on the Redrow Development in Norton off Scarborough Road.

The accommodation briefly comprises of an entrance hall, kitchen, sitting room, dining room with French doors leading out to the rear garden. To the first floor there is a master bedroom with an en suite, a further two bedrooms and a family bathroom.

Externally there is a private enclosed, low maintenance rear garden with a patio area and a detached garage.

Brindle Way is part of the Priorport Mews development located just off Scarborough Road on the edge of Norton, with easy access to the A64 for York, Leeds and Scarborough. Malton and Norton are popular market towns offering plenty of local facilities including schools, a wide range of shops, bars and restaurants. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North Yorkshire Moors National Park, Castle Howard and the historic city of York.

EPC RATING C



ENTRANCE HALL

UPVC front door, radiator, power points, recently installed stairs to first floor landing, under stairs cupboard.

GUEST CLOAKROOM

Radiator, low flush WC, wash hand basin, fully tiled walls.

LIVING ROOM

10'7" x 14'11" (3.24 x 4.56)

Bay window facing the front aspect, power points, TV point, telephone point, wood style flooring.



DINING ROOM

10'7" x 8'10" (3.24 x 2.70)

French doors facing the rear aspect opening into the garden, radiator, power points, wood style flooring.



KITCHEN

8'0" x 8'10" (2.46 x 2.70)

Window facing the rear aspect, radiator, range of wall and base units with roll top work surfaces, tiled splash back, plumbed for washing machine, integrated dishwasher, integrated fridge/freezer, electric oven, gas hob, power points, side door.



FIRST FLOOR LANDING

Window facing the side aspect, power points, part boarded loft access.

BEDROOM ONE

10'7" x 12'2" (3.24 x 3.72)

Window facing the front aspect, fitted wardrobes, radiator, telephone point, TV point, power points.



EN-SUITE

Heated towel radiator, fully tiled shower cubicle with power shower, low flush WC, wash hand basin with pedestal, tiled walls, shaver point.

BEDROOM TWO

10'7" x 10'8" (3.24 x 3.26)

Window facing the rear aspect, radiator, TV point, power points.



BEDROOM THREE

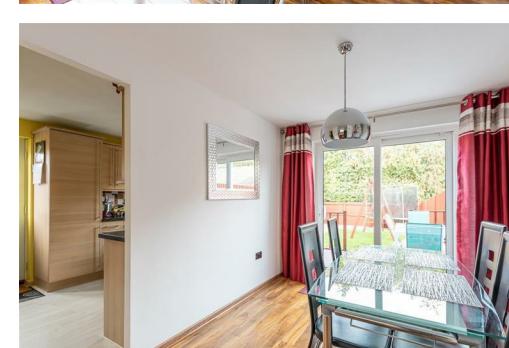
8'0" x 7'8" (2.46 x 2.34)

Window facing the rear aspect, radiator, TV point, power points.

BATHROOM

8'0" x 7'8" (2.46 x 2.36)

UPVC opaque window facing the front aspect, radiator, three piece bathroom suite comprising of; panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with pedestal, tiled walls, shaver point, extractor fan, airing cupboard.



GARDEN

Mainly laid to lawn with plant and shrub border, patio area, outside tap, outside lights, side entrance, outdoor power socket, timber terraced decking.

GARAGE

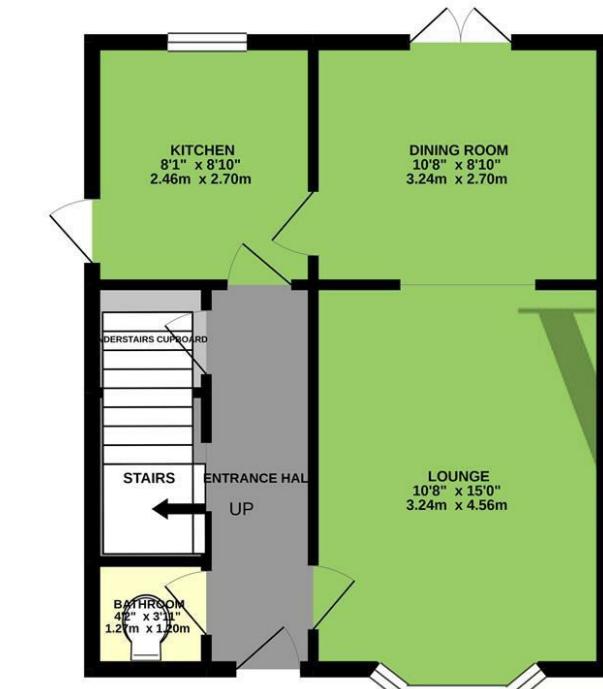
Detached single garage, up and over garage door, power and lighting, off street parking for up to three vehicles.

COUNCIL TAX BAND C

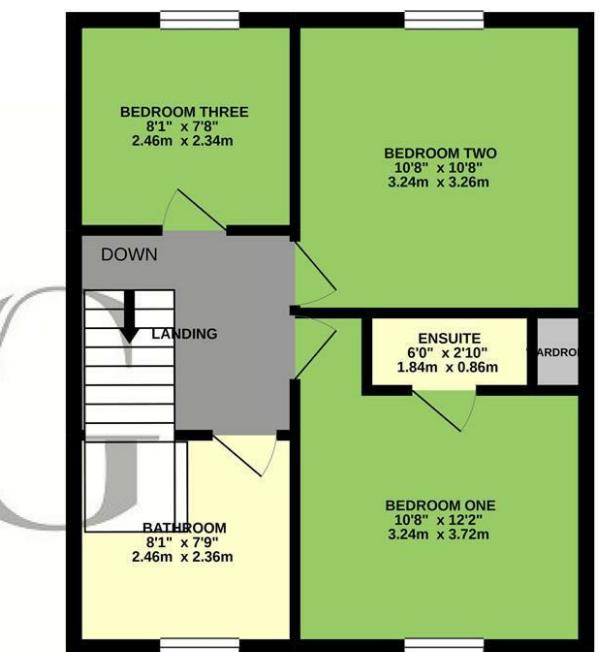
SERVICES

Mains drains, gas and electric.

GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq ft. (80.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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