

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C	66	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		82
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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](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



**15, Beechwood Road, Malton,  
North Yorkshire, YO17 9EJ**

**Guide price £265,000**

Detached bungalow situated at the end of this well regarded cul de sac yet within easy reach of Norton and Malton's amenities. The bungalow has undergone a full scope of works creating a contemporary, stylish home. The excellent specification includes gas fired central heating and UPVC double glazed windows and doors.

The impressive accommodation comprises of an entrance porch, spacious open plan kitchen/sitting/dining room and French doors opening onto the rear garden. There is a modern fitted kitchen with a range of coloured wall and floor cupboards, built-in oven, microwave, and dishwasher. The property has two double bedrooms, shower room and a family bathroom.

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 PORCH/ UTILITY

12'8 x 4'11 (3.86m x 1.50m)

Tiled floor, power points, plumbed for washing machine, radiator, UPVC front door.



## KITCHEN/DINER

8'8 x 17'6 (2.64m x 5.33m)

UPVC window to side, laminated laid wood floor, range of wall and base units with Minerva work top surfaces, built in oven, microwave, and dishwasher, gas hob, extractor fan, power points, larder cupboard with lighting inside, LED floor lighting, glass splash back, sink and drainer unit, French doors leading to garden.



## SITTING ROOM

15'6 x 10'10 (4.72m x 3.30m)

UPVC window to rear aspect, 2 x radiator, laminated wood style floor, power points, TV points, telephone point.



## BEDROOM ONE

9'10 x 12 (3.00m x 3.66m)

UPVC window to side, radiator, power points, TV point, fitted wardrobe and storage cupboard.



## BEDROOM TWO

8'11 x 9'11 (2.72m x 3.02m)

UPVC window to front, radiator, power points.



## BATHROOM

7'1 x 5'5 (2.16m x 1.65m)

UPVC window to rear aspect, fully tiled walls, shaver charging point, wall towel radiator, bath with mixer taps, glass screen and electric shower above, vinyl tile style floor, built in vanity unit with sink and waterfall tap & low flush WC.



## SHOWER ROOM

6'3 x 5'3 (1.91m x 1.60m)

UPVC window to front, wall towel radiator, fully tiled thermostatic controlled shower, vinyl floor, partly tiled walls, sink is wall mounted with a waterfall tap, low flush WC.



## GARAGE

12 x 17'9 (3.66m x 5.41m)

Up and over door and side door to garden.



## GARDEN

Mainly laid to lawn with plant and shrub borders, outside tap, outside light.

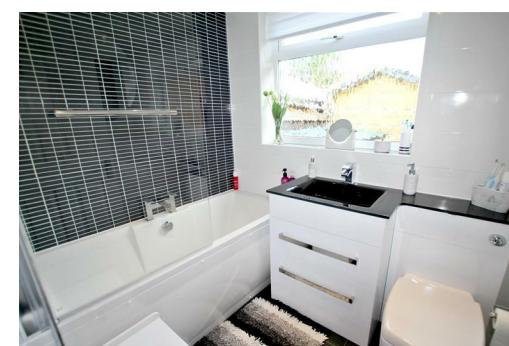
## COUNCIL TAX BAND B

## TENURE

Freehold

## SERVICES

Mains gas, water and electricity.



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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