

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	80	82
(69-80) C		
(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		
(69-80) C		
(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

**17, Willow Brook Close, Malton,
North Yorkshire, YO17 8AS**

£595

17 Willowbrook Close is a immaculate two bedroom first floor apartment situated just off Scarborough Road in Norton. The property has been re-decorated throughout, and new carpets fitted, briefly comprises of entrance hall, living room/ dining area and kitchen. Two bedrooms and bathroom.

Externally there are communal gardens, and allocated parking for one car, and a space for visitors also.

The development is located just off Scarborough Road on the edge of Norton, with easy access to the A64 for York, Leeds and Scarborough. A range of amenities can be found within both Norton and Malton, including schools, a wide range of shops, bars and restaurants.

Available to let on an Assured Shorthold tenancy for six to twelve months, renewable by agreement.

Strictly no pets, and no smokers.



ENTRANCE HALL

Storage cupboard, radiator, loft access point and telephone entry system.

LIVING ROOM/ DINING AREA

15'8" x 10'2" (4.80 x 3.10)

Window to front aspect, coving, telephone point, television point and radiator.

KITCHEN

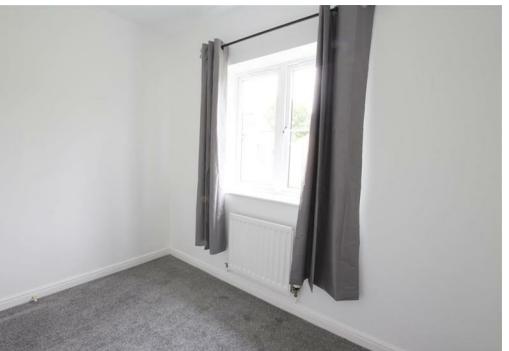
9'6" x 5'2" (2.90 x 1.60)

Window to front aspect, range of fitted base and wall units incorporating electric oven and gas hob with extractor over. Plumbing for washing machine point. Stainless steel single drainer sink unit. Baxi gas fired central heating boiler. Tiled splashback and spotlights.

BEDROOM ONE

12'9" x 10'2" (3.90 x 3.10)

Window to rear aspect, radiator and telephone point.



BEDROOM TWO

9'6" x 6'10" (2.90 x 2.10)

Window to rear aspect, radiator.

BATHROOM

7'10" x 5'6" (2.40 x 1.70)

Matching white suite comprising bath with shower over bath, pedestal basin and low level WC. Part tiled walls, radiator and extractor fan.

EXTERIOR

Communal gardens surrounding property. One allocated parking space and visitor space.



PARKING

One allocated parking space and visitor space.

SERVICES

COUNCIL TAX BAND B