



16, Camellia Close, Malton,  
North Yorkshire, YO17 8FE

Guide price £250,000

16 Camellia Close is an immaculately presented detached three bedroom family home with driveway and garage.

This stunning property briefly comprises; entrance hallway, sitting room, kitchen/dining room with French doors leading to garden, bedroom four/study, utility room and guest cloakroom. To the first floor are three bedrooms with en-suite to the master and family bathroom. Externally, there is a good sized enclosed garden to the rear aspect. Garage and driveway parking sits to the front of the property.

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 C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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





ENTRANCE HALLWAY

UPVC front door, window to side, storage cupboard under stairs, radiator, power points, stairs to first floor landing.

UNDER STAIRS CUPBOARD

SITTING ROOM

12'9" x 12'1" (3.90m x 3.70m)  
UPVC window to front, radiator, power points, TV point, telephone point.

GUEST CLOAKROOM

Radiator, low flush WC, wash hand basin with pedestal, partly tiled walls.

UTILITY ROOM

7'6" x 5'2" (2.30m x 1.60m)  
UPVC door to side, wall and base units with roll top work surfaces, sink and drainer unit, space for washing machine, space for tumble dryer, boiler.

KITCHEN/DINING ROOM

18'0" x 9'2" (5.50m x 2.80m)  
UPVC window to rear aspect, radiator, range of wall and base unit with roll top work surfaces, tiled splash back, plumbed for dishwasher, sink and drainer unit, power points, space for fridge/freezer, electric oven, gas hob, French doors leading to garden.

BEDROOM/STUDY

9'2" x 8'6" (2.80m x 2.60m)

FIRST FLOOR LANDING

Loft access, airing cupboard, power points.

MASTER BEDROOM

13'1" x 9'10" (4.00m x 3.00m)  
UPVC window to front, radiator, TV point, power points.

MASTER EN-SUITE

5'10" x 4'11" (1.80m x 1.50m)  
Enclosed shower, wash hand basin and low flush wc.

FAMILY BATHROOM

UPVC window to rear aspect, wooden style flooring, bathroom suite comprising of enclosed bath and shower attachment, wash hand basin, low flush wc.

BEDROOM TWO

9'6" x 9'6" (2.90m x 2.90m)

BEDROOM THREE

9'6" x 8'2" (2.90m x 2.50m)  
UPVC window to rear aspect, radiator, power points.

GARAGE

GARDEN

Lawned garden to rear with paved patio.

SERVICES

Fully double glazed, mains gas.

COUNCIL TAX BAND D

