



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83
(69-80) C	
(55-68) D	63
(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	81
(69-80) C	
(55-68) D	56
(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

## 33, Ryedale Close, Norton, North Yorkshire, YO17 9DQ Guide price £225,000

An immaculate three bedroom detached house with garage tucked away on the quiet cul de sac location of Ryedale Close in Norton.

In brief the property comprises; entrance hall, sitting room, dining room with patio doors to conservatory, and kitchen to the ground floor. To the first floor are two double bedrooms, third single room/office and family bathroom. Externally there is a low maintenance garden and driveway parking. There is a fully decked garden, with outdoor lighting and garage with utility area.

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



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Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



**ENTRANCE HALLWAY**

External door to front aspect, stairs to first floor, radiator.

**SITTING ROOM**

15'0" x 10'3" (4.59m x 3.14m)  
Window to front aspect, gas living flame fire, radiator, power points, TV point

**DINING ROOM**

10'10" x 7'6" (3.31m x 2.29m)  
Radiator, sliding patio doors to conservatory, radiator.

**CONSERVATORY**

9'3" x 8'9" (2.84m x 2.67m)  
UPVC double glazed windows, radiator, double doors into the garden.

**KITCHEN**

10'10" x 6'11" (3.31m x 2.11m)  
Window to rear aspect and external door to side, fitted kitchen with base and wall units, integrated electric oven, gas hob with extractor over, radiator, under stairs cupboard.

**FIRST FLOOR LANDING**

Window to side aspect, loft access, over stairs cupboard housing combi boiler, radiator.

**MASTER BEDROOM**

14'8" x 8'7" (4.49m x 2.64m)  
Window to front aspect, radiator, power points.

**BEDROOM TWO**

9'6" x 8'7" (2.90m x 2.64m)  
Window to rear aspect, fitted wardrobes and radiator.

**BEDROOM THREE**

7'4" widening to 9'8" x 6'0" (2.26m widening to 2.97m x 1.83m )  
Window to front aspect, radiator, fitted cupboards.

**BATHROOM**

Window to rear aspect, three piece white suite with mains shower, tiled walls, radiator.

**OUTSIDE**

Pebbled low maintenance front garden with driveway parking for two cars, The rear garden is laid to decking with feature lighting.

**SERVICES**

Mains gas, water, electricity and drainage.

**COUNCIL TAX BAND C**

**EPC RATING D**

**PARKING**

Driveway parking.

**GARAGE**

22'0" x 8'5" (6.71m x 2.59m)  
Garage with separate utility area. Sink, plumbing for washing machine, space for fridge freezer and tumble dryer, cupboards.



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. Made with Metropix ©2021

