



**14, Field Close, Malton,  
North Yorkshire, YO17 7PL  
Guide price £399,950**

14 Field Close in Malton is a beautifully presented four double bedroom detached home, with integral garage and driveway parking. Tucked away on a quiet cul-de-sac on the popular Linden Homes development, ideally located for walking distance into town centre, local schools, train station and other amenities.

This immaculately presented throughout and offered with no onward chain, this property in brief comprises; spacious entrance hallway, guest cloakroom, sitting room with bay window, open-plan kitchen/dining area with French doors leading into the garden and utility room. To the first floor are four double bedrooms, en-suite shower room to the master bedroom and a modern house bathroom.

Externally, the property has a good sized enclosed rear garden, integral garage and driveway parking.

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 B



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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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 916600 | 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**

16'9" x 5'10" (5.11 x 1.79)

**GUEST CLOAKROOM**

Window to side aspect, low flush WC, hand wash basin with pedestal, towel rail, radiator.

**LIVING ROOM**

18'0" x 10'11" (5.49 x 3.34)

Bay window to front aspect, TV point, power points, radiator.

**KITCHEN/DINING ROOM**

11'3" x 21'11" (3.44 x 6.69)

Window and double French doors to rear aspect, tiled floor, range of fitted kitchen wall and base units with wooden work surfaces, integrated appliances including fridge/freezer, dishwasher, electric oven with four ring gas hob with extractor over head. Stainless steel sink, space for dining, power points, downlights, radiator.

**UTILITY ROOM**

9'7" x 5'7" (2.93 x 1.71)

Door to side aspect, tiled floor, fitted units with wooden work surfaces, plumbing for washer/dryer, stainless steel sink, extractor fan, power points, radiator.

**FIRST FLOOR LANDING**

Power points, radiator.

**MASTER BEDROOM**

17'0" x 11'4" (5.19 x 3.46)

Window to front aspect, power points, TV point, radiator.

**EN-SUITE**

Window to front aspect, low flush WC, hand wash basin with pedestal, fully tiled walk in shower cubicle, radiator, extractor fan.

**BEDROOM TWO**

13'10" x 10'2" (4.23 x 3.10)

Window to front aspect, power points, radiator.

**BEDROOM THREE**

12'7" x 10'1" (3.86 x 3.08)

Window to rear aspect, power points, radiator.

**BEDROOM FOUR**

12'7" x 8'3" (3.84 x 2.52)

Window to rear aspect, power points, radiator.

**FAMILY BATHROOM**

Window to rear aspect, partly tiled panel enclosed bath with mixer taps, shower head attachment, low flush WC, hand wash basin with pedestal, extractor fan.

**EXTERIOR**

Externally, the front of the property is lawned with laurel hedging, integral garage and driveway parking. Side access to the rear, fully enclosed mainly lawned with patio area.

**GARAGE**

Up and over door, power and lighting.

**SERVICES**

Mains gas, water and drainage.

**COUNCIL TAX BAND E**

