



**16, Milton Road, Malton,  
North Yorkshire, YO17 7JY  
Guide price £250,000**

16 Milton Road is a well presented three bedroom home occupying a spacious corner plot, within walking distance of Malton town centre.

Updated by the current owners with a new heating system, boiler and column radiators throughout. This property briefly comprises; entrance hallway, sitting room with newly installed parquet flooring, breakfast kitchen, utility room, store room and guest cloakroom. To the first floor are three double bedrooms and house bathroom. Outside there is lawned garden to the front and rear of the property and 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 C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>84</b>
(69-80) <b>C</b>	<b>69</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	
EU Directive 2002/91/EC	
England & Wales	
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>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

**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  
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**ENTRANCE HALL**

Newly installed UPVC door, column radiator, tiled flooring, stairs to first floor landing, power points.

**PANTRY**

Window to front aspect.

**LIVING ROOM**

Bay window to rear aspect, newly installed parquet flooring, power points, TV point, column radiator.

**KITCHEN/DINER**

Window to side aspect, French door to rear, tile flooring, range of wall and base units, stainless steel sink and drainer unit, electric single oven, electric hob, integrated extractor, power points, column radiator.

**UTILITY ROOM**

Storage cupboard, space for washing machine, space for dishwasher, power points.

**GUEST CLOAKROOM**

Low flush WC

**STORE**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

Window to rear aspect, sliding wardrobes, power points, column radiator

**BEDROOM TWO**

Window to rear aspect, power points, column radiator.

**BEDROOM THREE**

Window to front aspect, power points, column radiator.

**HOUSE BATHROOM**

Window to side aspect, low flush WC, pea shape bath with electric shower over, wash hand basin with vanity unit, extractor fan.

**GARDEN**

Enclosed rear garden with mainly laid lawn and patio area. Enclosed front garden with laid lawn.

**PARKING**

Off street parking with parking for multiple vehicles plus bin and shed area

**COUNCIL TAX BAND B**

**SERVICES**

Mains gas, water and electricity. Connected to mains drainage.



GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.

1ST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 sq.m.) approx.  
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.  
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