



WILLOWGREEN

ESTATE AGENTS



**58 Parliament Street
Malton, Yorkshire YO17 9HE**

Guide price £165,000

58, Parliament Street is a well presented two bedroom terraced house. This lovely property is in move in condition and is perfectly suited for a first time buyer or as a buy to let.

With entrance into sitting room, breakfast kitchen, double and single bedroom to the first floor with modern bathroom. To the rear the property benefits from an enclosed and flagged garden with storage shed and on-street parking to the front.

Malton is a popular market town offering a range of local facilities including shops, pubs, excellent schooling and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the east coast and the west towards York, Leeds and the wider motorway network. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

EPC RATING D

ENTRANCE HALLWAY

Stairs to first floor landing.

SITTING ROOM

20'4" x 10'3" (6.22 x 3.14)



Window to front and rear aspect, log burner, power points, radiator.

KITCHEN/DINING ROOM

14'6" x 8'11" (4.43 x 2.73)



Window to side and rear aspect, door out onto rear garden, range of fitted wall and base units with wooden work surfaces, tiled splashback, Ceramic sink and drainer unit with mixer taps, electric oven with extractor hood over, space for fridge/freezer, power points, radiator.

FIRST FLOOR LANDING

BEDROOM ONE

10'2" x 13'6" (3.12 x 4.14)



Window to front aspect, cast iron feature fireplace, power points, radiator.

BEDROOM TWO

9'10" x 8'2" (3.01 x 2.49)



Window to rear aspect, wooden floorboards, cast iron feature fireplace, power points, radiator.

BATHROOM



Window to rear aspect, wooden flooring, fully tiled panel enclosed bath with mixer taps and overhead shower, low flush W/C, hand wash basin with pedestal, extractor fan, radiator.

OUTSIDE

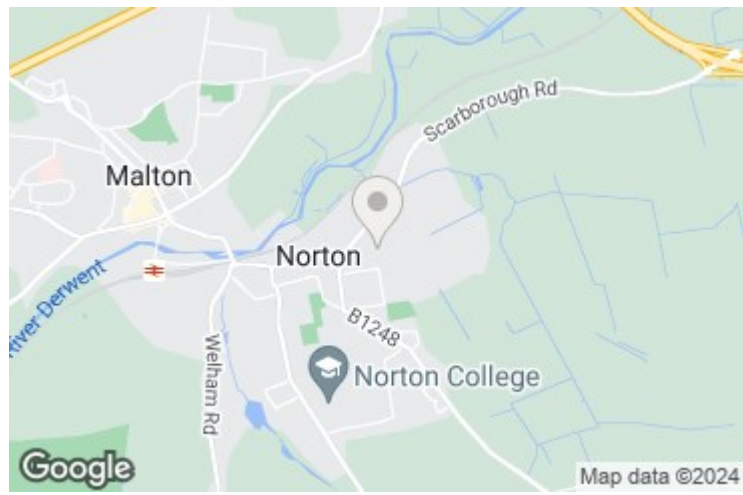


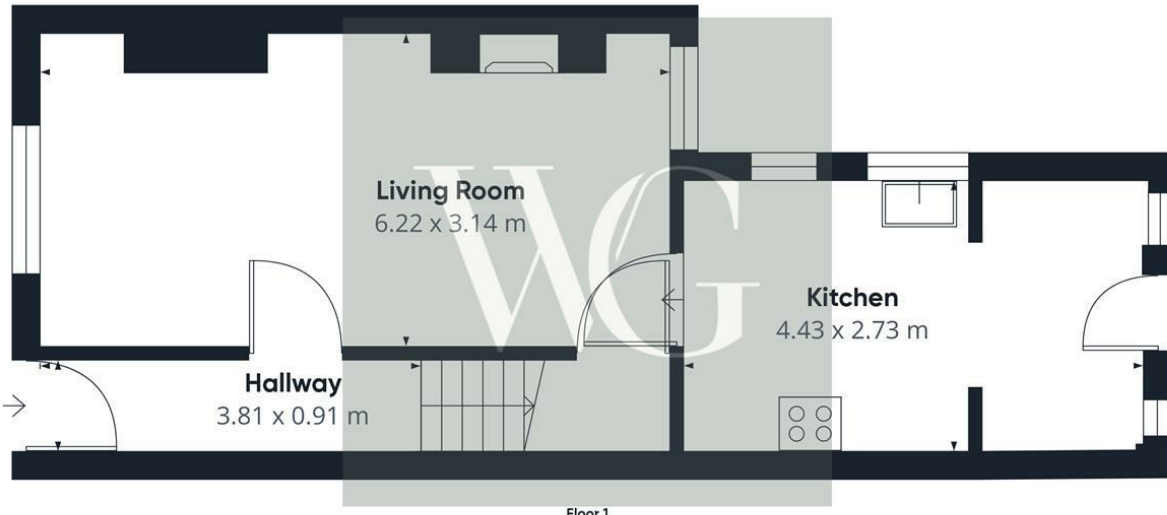
Paved garden at the rear with garden storage shed, fully enclosed end terrace with access through for bins.

SERVICES

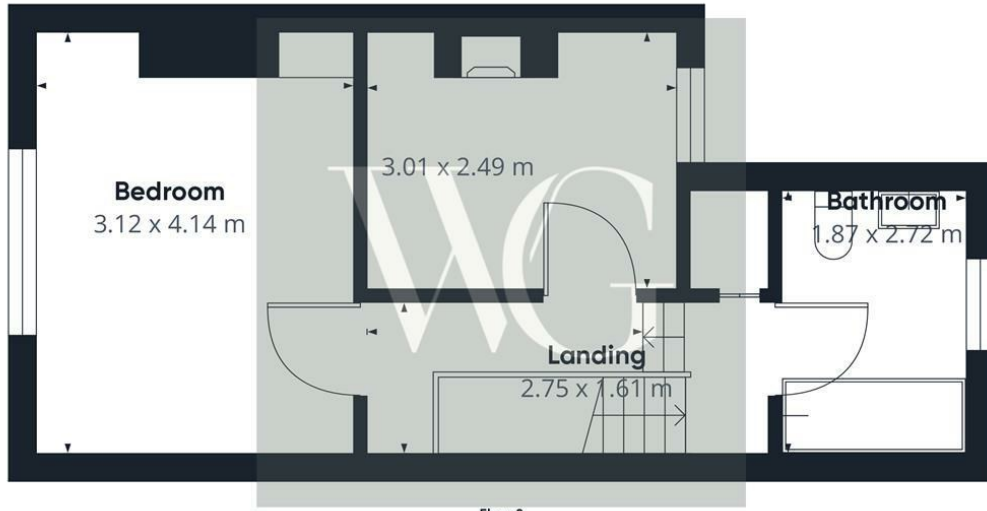
Mains gas, radiators.

COUNCIL TAX BAND B





Floor 1



Floor 2

Approximate total area⁽¹⁾
66.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

