

**Barton Cottage, York Road, Malton,
Yorkshire, YO17 6AU**
£2,500

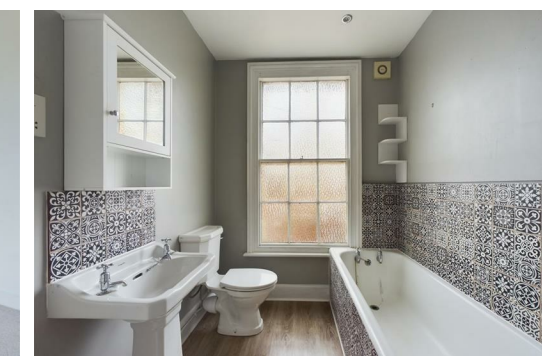
Grade 11 listed six bedroom detached period property in the centre of town with extensive gardens and scope for office/business space from home, offering accommodation of almost 3500 square feet. The property has undergone a recent programme of works & is ready for occupation immediately.

The accommodation comprises; entrance hallway, two elegant sitting rooms, leading into an annexe that has its own sitting room, office space and cloakroom. An open plan kitchen/dining room, guest cloakroom, utility room, storage and cellar.

To the first floor are two double rooms sharing a Jack & Jill bathroom, a further three double bedrooms and two house bathrooms.

With extensive front side and rear gardens and parking for multiple vehicles.

LONG TERM TENANT PREFERRED, PETS ACCEPTABLE.



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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

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



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

ENTRANCE HALLWAY
RECEPTION ROOM
RECEPTION ROOM
KITCHEN/DINING ROOM
UTILITY ROOM
GUEST CLOAKROOM
CELLAR
ANNEXE - LIVING ROOM
ANNEXE- CLOAKROOM
ANNEXE-LAUNDRY ROOM
STORAGE ROOM
FIRST FLOOR LANDING
BATHROOM
BEDROOM ONE
EN-SUITE
BEDROOM TWO
BEDROOM THREE
BEDROOM FOUR
BEDROOM FIVE
BATHROOM
EXTERIOR
OUTBUILDINGS
GARAGE
SERVICES



Floor 1



Floor 2

WG

Approximate total area⁽¹⁾
 314.59 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.