



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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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

## 1, Middlecave Close, Malton, North Yorkshire, YO17 7BD Guide price £410,000

1 Middlecave Close is a detached two bedroom bungalow with a garage occupying a large plot in this sought-after location within a quiet cul de sac off Middlecave Drive. The property is one of only 6 properties within Middlecave Close with a large garden within walking distance to the town's amenities.

The accommodation briefly comprises; entrance porch, hall, kitchen/dining room, two reception rooms leading to the sun room, two double bedrooms, recently installed shower room and single garage.

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, major 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 (with direct connections on to London and Scotland), Leeds, Manchester, and Liverpool, as well as the east coast gym, cinema and excellent schools.



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)

6-8 Market St, Malton, North Yorkshire YO17 7LY

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



**ENTRANCE HALLWAY**

**GUEST CLOAKROOM**

Window to side aspect, low flush WC.

**SHOWER ROOM**

Window to side aspect, fully tiled shower enclosure with seat and hand rails, hand wash basin with pedestal, radiator.

**BEDROOM ONE**

13'5" x 10'10" (4.10 x 3.32)  
Window to front aspect, fitted wardrobes, power points, radiator.

**BEDROOM TWO**

10'0" x 11'11" (3.05 x 3.65)  
Window to front aspect, power points, radiator.

**KITCHEN/DINING ROOM**

10'7" x 10'11" (3.23 x 3.33)  
Window to rear aspect and door to side, range of fitted wall and base units, tiled splashback, sink with mixer taps, space for cooker with extractor hood, plumbing for washing machine, power points, radiator.

**LIVING ROOM**

18'0" x 11'10" (5.49 x 3.63)  
Window to rear aspect, coal effect gas fire with stone surround, TV point, power points, radiator.

**SITTING ROOM**

15'3" x 11'11" (4.65 x 3.64)  
Window to side and rear aspect, power points, radiator.

**SUN ROOM**

7'9" x 12'6" (2.38 x 3.83)  
Window to front side and rear aspect, door to rear garden, power points.

**SERVICES**

Boiler and radiators, mains gas

**COUNCIL TAX BAND D**

**GARDEN**

Lawned garden to the front with mature trees and shrubs. Paved path to side of property leading to large lawned garden with mature hedges and borders.

**GARAGE**

15'11" x 8'3" (4.86 x 2.52)  
Electric door, power and lighting.

