

**9, Pinfold Garth, Malton,  
North Yorkshire, YO17 7XQ  
Guide price £450,000**

\*\*\*NO ONWARD CHAIN\*\*\*

No onward chain this detached three bedroom family home located on a well regarded cul-de-sac off Castle Howard Road in Malton, just a short stroll away from the town centre.

This immaculate home occupies a desirable plot tucked away in a private position. The accommodation comprises: entrance hallway, sitting room, living/dining room, sun room and guest cloakroom. To the first floor there are three good sized bedrooms with en-suite to master bedroom and house bathroom. Externally, there is an 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 D

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>	
(1-20) <b>G</b>	
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



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

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

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**ENTRANCE**

Window to side, radiator.

**LIVING/DINING ROOM**

26'2" x 10'9" (7.98m x 3.29m )

Window to front aspect, coving, power points, feature fireplace and stairs to first floor landing and open to dining room.

**DINING ROOM**

Doors to rear aspect leading to sun room, coving, power points and radiator.

**SUN ROOM**

11'11" x 8'6" (3.65m x 2.61m )

Tiled floor and French doors to side aspect.

**KITCHEN**

12'5" x 10'1" (3.81m x 3.09m )

Window to rear aspect, range of wall and base units worktops and upstands, integrated dishwasher, integrated washing machine, space for fridge/freezer, sink and mixer tap, double electric oven, hob, splashback, tiled flooring, radiator, power points and understairs storage cupboard.

**GUEST CLOAKROOM**

Window to front, radiator, low flush WC and wash hand basin.

**FIRST FLOOR LANDING**

Window to side aspect, radiator, airing cupboard housing water tank, coving and loft access with ladder which is partly boarded.

**BEDROOM ONE**

14'9" x 11'7" (4.51m x 3.55m)

Window to rear aspect, fitted wardrobes, coving, radiator and power points.

**EN-SUITE**

Window to rear aspect, tiled walls, tiled flooring, corner shower, wash hand basin, low flush WC, radiator and extractor fan.

**BEDROOM TWO**

9'7" x 10'6" (2.94m x 3.21m )

Window to front aspect, power points, radiator and coving.

**BEDROOM THREE**

9'8" x 8'11" (2.96m x 2.73m )

Window to front aspect, radiator and power points.

**HOUSE BATHROOM**

Window to side aspect, part tiled walls, wall mounted towel rail, low flush WC, wash hand basin with pedestal, panel enclosed bath with mixer taps, extractor fan.

**GARAGE**

17'1" x 8'3" (5.21m x 2.54m )

**OUTSIDE**

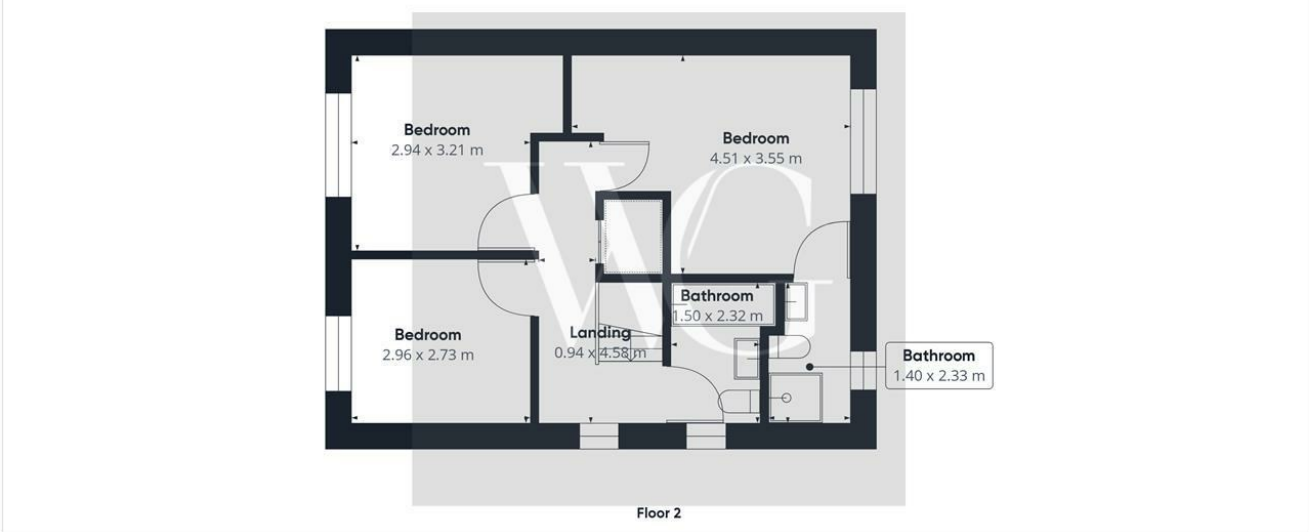
**TENURE**

Freehold

**COUNCIL TAX BAND D**

**SERVICES**

Gas central heating and mains drainage.



WG

Approximate total area<sup>®</sup>  
110.99 m<sup>2</sup>

(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.

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