



**22, Holgate Close, Malton,  
North Yorkshire, YO17 7YP  
Guide price £225,000**

22, Holgate Close is a beautifully presented two bedroom bungalow occupying a pleasant corner plot in a quiet residential area with walking distance of Malton town centre.

This property comprises; entrance hallway, spacious living room, separate kitchen with space for dining, house bathroom and a further two bedrooms.

Outside, there is room for off-street parking on the tarmac driveway, which leads to a single garage. There is an open plan lawn to the front, the rear garden features a flagged patio, a variety of flowers and shrubs and a well maintained lawn.

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 TBC



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	
	89
	73
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) 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	
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 HALLWAY**

**LIVING ROOM**

17'10" x 9'10" (5.44 x 3.02)  
Window to front aspect, Tv point, power points, radiator.

**KITCHEN**

13'7" x 7'5" (4.15 x 2.28)  
Window to side and rear aspect, tiled floor, range of base and wall units with roll top work surfaces, tiled splashback, plumbing for washing machine or dishwasher, electric cooker with electric hob, sink and drainer unit, radiator, power points.

**BATHROOM**

6'7" x 5'8" (2.02 x 1.73)  
Window to rear aspect, part tiled bathroom suite comprising of a low flush WC, hand wash basin with pedestal, walk in shower, extractor fan, radiator.

**BEDROOM ONE**

12'0" x 8'5" (3.68 x 2.57)  
Window to side aspect, power points, radiator.

**BEDROOM TWO**

8'4" x 8'10" (2.55 x 2.71)  
Window to rear and door to side aspect, power points, radiator.

**GARDEN**

Mainly laid to lawn fully enclosed rear garden, patio area with support railings, outside lights. To the front parking for multiple vehicles.

**GARAGE**

Up and over door, power and lighting.

**SERVICES**

Mains drains, mains electric, mains gas.

**COUNCIL TAX BAND C**

**EPC RATING C**

**TENURE**

Freehold

