



The Old Grain Store
Malton, Yorkshire YO17 9LX
£1,300


WILLOWGREEN
ESTATE AGENTS

Barn conversion available to rent from 1st October 2024 on the outskirts of Malton.

Beautiful rural setting just a five minute drive to the local town. This upside down barn conversion comprises; entrance hall, two double bedroom both with en-suites to the ground floor along with a cloakroom/ utility area. To the first floor is a spacious kitchen and living area overlooking fabulous views of open countryside. There is another double bedroom which could also be used as a dining area/ office and a en - suite also.

To the outside is a patio area, with a lawned area. Ample parking available.

This property is located on a working farm so not suitable for pets.

EPC Rating D



ENTRANCE & HALLWAY

Stairs leading to first floor. Hallway leading to bedrooms and utility.

BEDROOM ONE

Window to rear aspect.

EN - SUITE ONE**BEDROOM TWO**

Window to front aspect.

ENSUITE TWO**UTILITY ROOM/ CLOAKROOM****FIRST FLOOR****KITCHEN & LIVING AREA**

Open plan kitchen and living area.

BEDROOM THREE/ DINING ROOM**EN - SUITE THREE****EXTERIOR**

Ample parking. Patio and lawned garden.

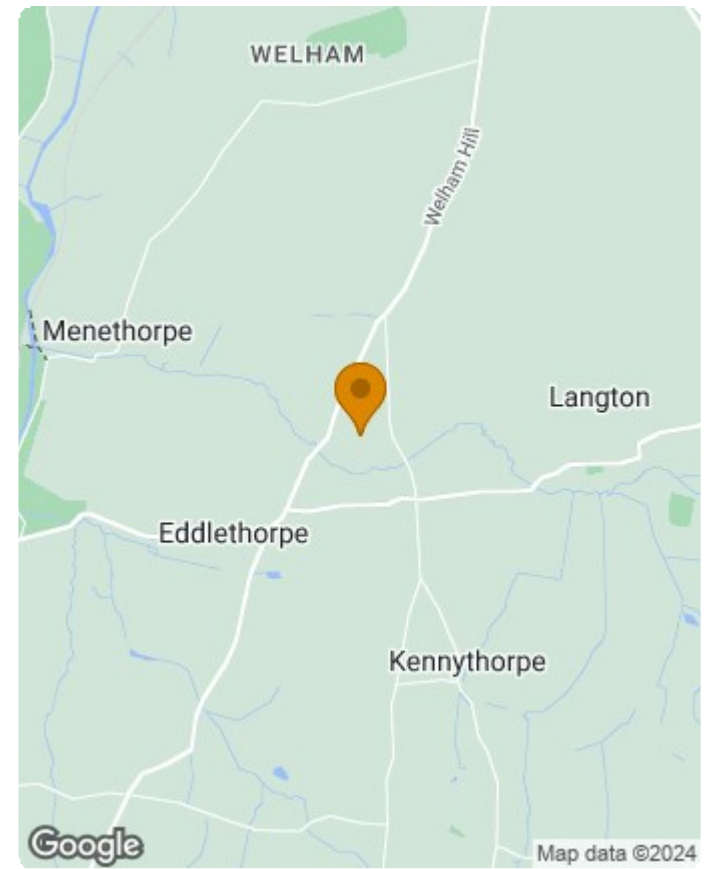
SERVICES

Mains water, electricity and drainage. Heating is run by an air source heat pump.

COUNCIL TAX BAND TBC**EPC RATING D**







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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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