

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	62
(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	20
(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



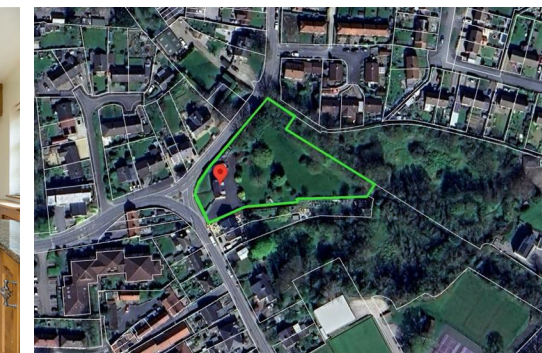
## 14, East Mount, Malton, North Yorkshire, YO17 7EX Guide price £800,000

Cliff House is a distinctive period home situated on a prime and elevated plot in the centre of town with land spanning over one acre. Period houses in the centre of Malton with this much land and development potential rarely come to the open market.

Located in one of Malton's most favoured areas, this iconic four bedroom home has been in the same family for over 60 years and retains many original features and character throughout with accommodation across four floors.

In brief the property comprises; entrance hallway, sitting room, dining room, breakfast kitchen with bespoke handmade Charles Yorke in frame solid oak kitchen, utility room and sun room with views over looking the garden and terrace. To the first floor there are two spacious bedrooms, both with built-in wardrobes and the house bathroom. To the second floor there are a further two double bedrooms and store room. To the lower ground floor there is the games room; a home office with bespoke cabinetry, There is also a useful store room to the ground floor.

Externally there is a garage, ample driveway parking and extensive private gardens.



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 HALLWAY**

**SITTING ROOM**

17'8" x 11'10" (5.41m x 3.63m)

**DINING ROOM**

17'10" x 12'0" (5.46m x 3.66m )

**KITCHEN**

12'0"n x 19'0" (3.68mn x 5.80m)

**UTILITY ROOM**

10'8" x 12'6" (3.26m x 3.82m )

**SUN ROOM**

11'8" x 9'8" (3.58m x 2.96m)

**LOWER FLOOR**

**OFFICE**

17'1" x 11'9" (5.22 x 3.59)

**GAMES ROOM**

17'1" x 11'1" (5.22 x 3.38)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

17'8" x 11'6" (5.40m x 3.51m )

**BEDROOM TWO**

8'7" x 11'10" (2.63m x 3.62m )

**BATHROOM**

**SECOND FLOOR**

**BEDROOM THREE**

17'2" x 11'11" (5.24m x 3.64m)

**BEDROOM FOUR**

17'3" x 11'10" (5.27m x 3.61m )

**GARAGE**

18'2" x 10'1" (5.55 x 3.09)

**STORE**

**EXTERIOR**

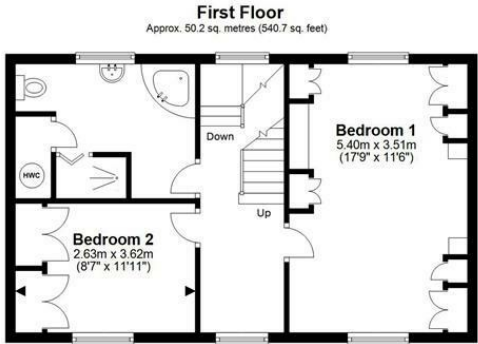
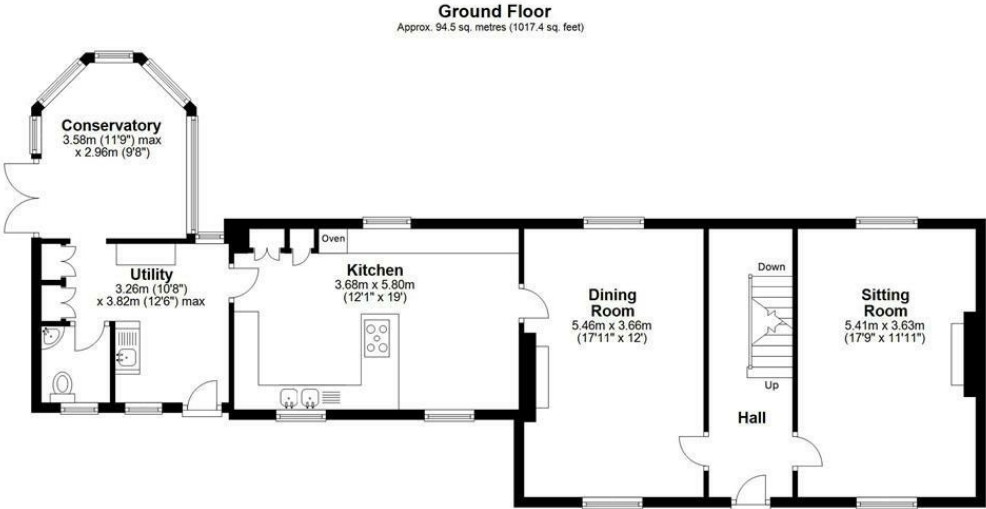
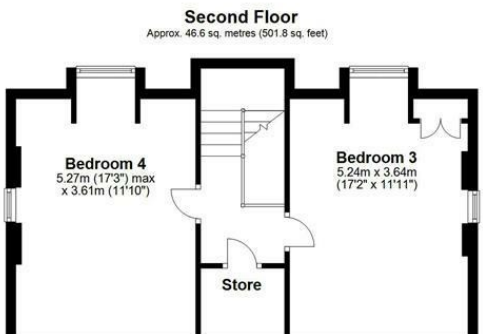
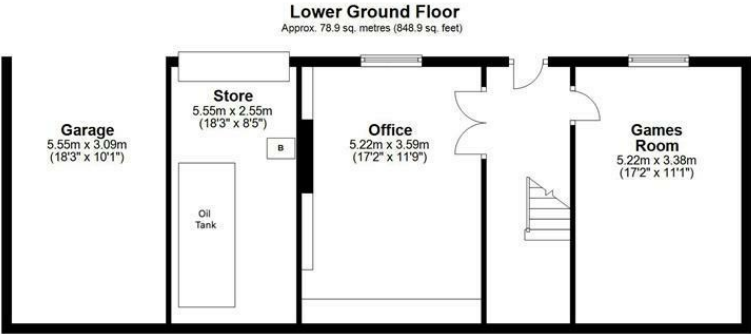
**TENURE**

Freehold

**SERVICES**

Boiler and radiators, oil

**COUNCIL TAX BAND F**



Total area: approx. 270.2 sq. metres (2908.8 sq. feet)  
14 East Mount, Malton