



**75 Headland Rise**  
**Malton, North Yorkshire YO17 7PR**  
**Guide price £230,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



75 Headland Rise is a beautifully presented two bedroom home located on this well regarded development that is Linden Homes, just a short walk away from Malton town centre.

In brief this immaculate property comprises; entrance hallway, guest cloakroom, sitting room with French doors leading onto the rear garden and modern kitchen/diner with integrated appliances. To the first floor there are two bedrooms, with the main bedroom having fitted wardrobes and a stylish house bathroom.

Externally, there is driveway parking for multiple vehicles. To the rear aspect there is an enclosed low maintenance garden with patio area, perfect for entertaining.

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 B



**ENTRANCE HALLWAY**

Stairs to first floor landing, under stairs storage draws, power points, radiator.

**KITCHEN/DINER** 14'10" x 6'6" (4.53 x 1.99)

Window to front aspect, range of fitted wall and base units with wooden work surfaces, integrated electric oven and gas hob with extractor over, built in fridge/freezer, stainless steel sink unit, power point, radiator, downlights, space for dining.

**SITTING ROOM** 8'11" x 13'3" (2.73 x 4.05)

Window to rear aspect and double French doors out onto garden, power point, TV point, radiator.

**GUEST CLOAKROOM**

Low flush WC, hand wash basin, radiator.

**FIRST FLOOR LANDING****BEDROOM ONE** 9'3" x 13'4" (2.82 x 4.08)

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

**BEDROOM TWO** 7'10" x 9'5" (2.40 x 2.89)

Window to front aspect, fitted wardrobes, power points, radiator.

**BATHROOM**

Fully tiled panel enclosed bath with mixer tap and overhead shower, low flush WC, hand wash basin with mixer tap and pedestal, radiator, downlights.

**GARDEN**

Mainly laid to lawn enclosed garden with patio seating area and garden shed.

**PARKING**

Driveway parking for multiple vehicles to the front.

**SERVICES**

Mains gas, water and drainage.

**COUNCIL TAX BAND C****TENURE**

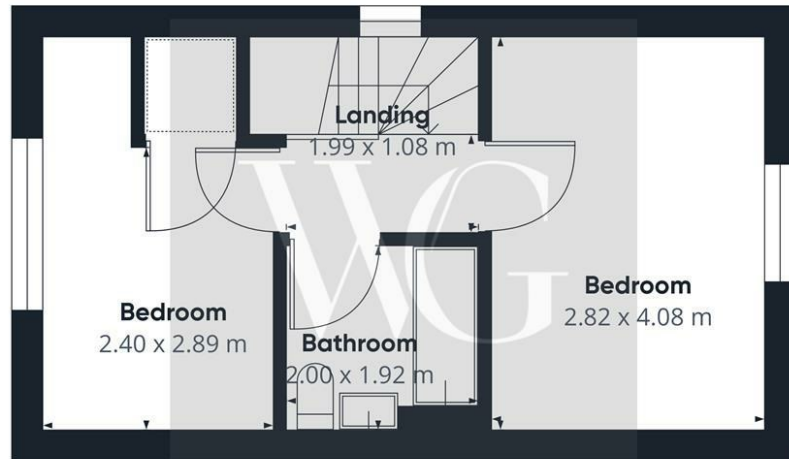
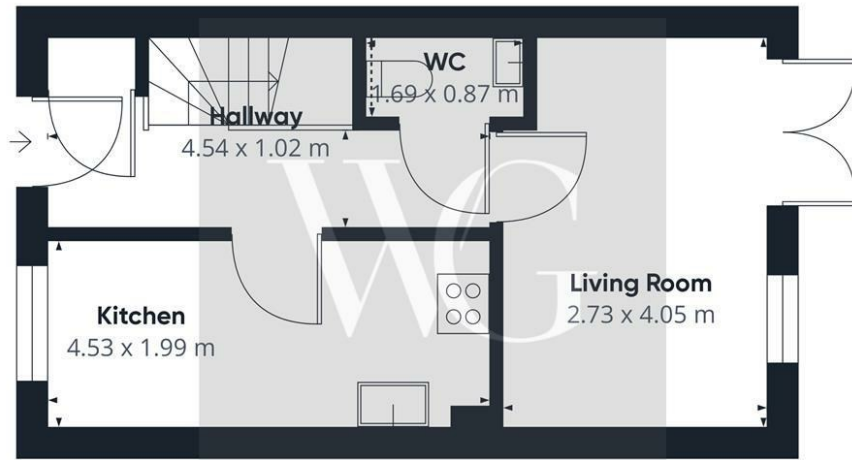
Freehold.











WG

Approximate total area<sup>®</sup>  
54.69 m<sup>2</sup>  
Reduced headroom  
0.05 m<sup>2</sup>

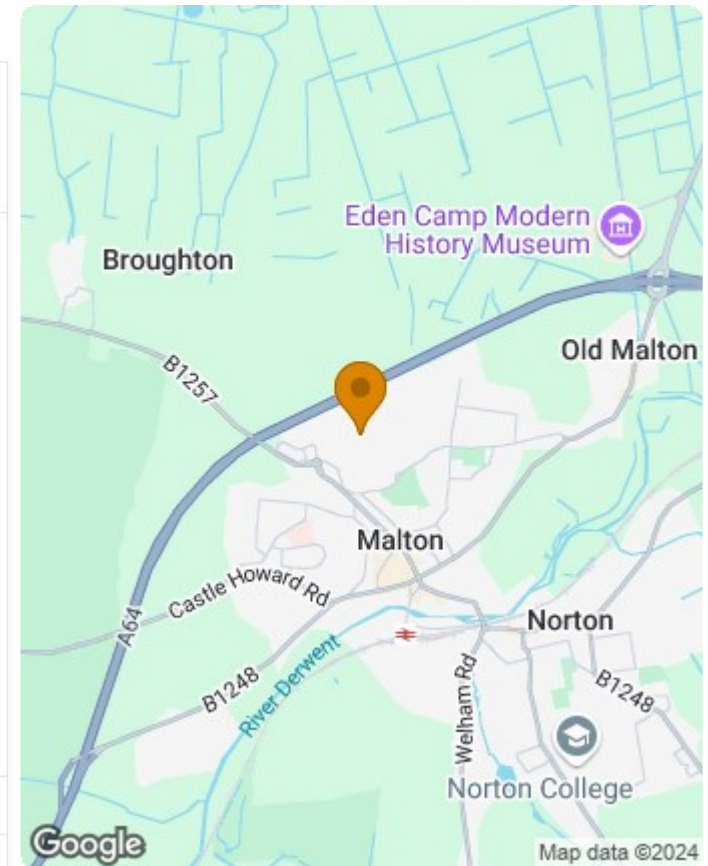
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		97
(81-91) <b>B</b>		83
(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



01653 916 600 | 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