



Energy Efficiency Rating	
Current	Potential
83	97

  

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

### 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

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

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



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**

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.

