



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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

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.

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WILLOWGREEN

ESTATE AGENTS



Leat House, 71 Welham Road, Malton, Yorkshire, YO17 9DS Guide price £250,000

Apartment Four is a ground floor one bedroom apartment. A unique luxury home on Welham Road, within walking distance of Malton and Norton's amenities. The accommodation comprises of; entrance hall, impressive open plan living/kitchen/dining area, original period features, spacious master bedroom and a luxury bathroom.

This Grade II Listed building has been sympathetically renovated to create 10 unique apartments. The architect, Rachel McLane designed the apartments individually to a unique specification and they all include a fully fitted luxury kitchen with integrated appliances, stylish bathrooms and contemporary decor throughout whilst still maintaining original period features. In addition there is additional secondary glazing.

Malton is a beautiful market town offering a range of local facilities including independent 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 C



ENTRANCE HALL

Entry into apartment, guest cloakroom, coat storage.

GUEST CLOAKROOM

Part tiled walls with wall flush WC, hand wash basin with pedestal, tiled floor, wall light.

KITCHEN/LIVING/DINER

Bespoke shaker kitchen with quartz worktops, stainless steel sink and mixer tap, integrated dishwasher, integrated fridge/freezer, induction hob with breakfast bar seating created, electric single oven, power points. Sliding sash window to front aspect with door access out to the front, spotlights, original feature fireplace, cast iron style radiators, power points, TV point and telephone point. Space for dining.

BEDROOM ONE

Sliding sash windows to front aspect, fitted wardrobes, cast iron style radiator, picture rail, carpet fitted, TV point, power points.

EN-SUITE

Tiled flooring, fully tiled walls with fitted mirror and lighting, heated towel rail, wash hand basin with pedestal, low flush wc, panel enclosed bath with extendable shower head. walk in shower cubicle, glass shower screen, extractor fan.

OUTSIDE

To the rear of Leat House are some shared grounds with picnic area's for alfresco dining.

PARKING

Each apartment has a designated parking spaces plus visitor parking.

COUNCIL TAX BAND

