



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>52</b>	<b>82</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 energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
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		

### 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



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto: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

# WILLOWGREEN

## ESTATE AGENTS



## 10, Old Maltongate, Malton, YO17 7EG

### Guide price £150,000

Charming Grade 2 Listed 3-Bedroom Period Cottage in the Heart of Malton offered with no onward chain.

A beautifully presented three-bedroom period terraced cottage, ideally located just moments from Malton town centre. This characterful home blends timeless features with modern convenience, offering spacious accommodation set across three storeys.

The ground floor boasts a cosy sitting room with a feature log burner set beneath a timber mantle, perfect for relaxing evenings. The kitchen is well-equipped with integrated appliances including oven, hob, and microwave.

Upstairs, the property offers a generously sized double bedroom on the first floor, along with a stylish family bathroom complete with an over-bath shower and vanity wash hand basin. Two further double bedrooms are located on the second floor, ideal as a principal suite, guest room, or home office.

Period details such as sliding sash windows add to the property's charm, while a private rear yar accessed via a side doo offers a low-maintenance outdoor space.

Early viewing is highly recommended to appreciate the blend of period character and prime location this home has to offer.



LOCATION

Discover Malton – Yorkshire’s Food Capital

Nestled on the banks of the River Derwent, Malton is a vibrant Georgian market town renowned for its culinary excellence and rich heritage. Celebrated as Yorkshire’s food capital, Malton boasts a delightful array of artisan food shops, independent boutiques, and acclaimed eateries, making it a haven for food enthusiasts and culture seekers alike.

The town's bustling Market Place hosts regular markets and the renowned Malton Food Lovers Festival, attracting visitors from far and wide. With a thriving community spirit, Malton offers a unique blend of traditional charm and modern amenities.

Excellent transport links, including a railway station with direct services to York and Scarborough, ensure easy connectivity.

Surrounded by the picturesque landscapes of the North York Moors and within easy reach of the Yorkshire coast, Malton provides an idyllic setting for both residents and visitors. Whether you're exploring its historic sites, indulging in gourmet delights, or enjoying the natural beauty, Malton offers a lifestyle that's both enriching and inviting.

LIVING ROOM

7'10" x 13'4" (2.39 x 4.08)

KITCHEN

9'3" x 7'11" (2.82 x 2.43)

BEDROOM ONE

8'2" x 10'11" (2.49 x 3.35)

BEDROOM TWO

8'1" x 11'1" (2.48 x 3.39)

BEDROOM THREE

8'0" x 7'10" (2.46 x 2.39)

BATHROOM

13'10" x 5'4" (4.23 x 1.65)

OUTSIDE

COUNCIL TAX BAND TBC

EPC RATING E

