



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			<div><div></div><div>85</div></div>
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		<div><div></div><div>69</div></div>	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



5, Ropery Walk, Malton, Yorkshire, YO17 7JS
Guide price £250,000

2 Bedroom Bungalow Near Malton Town Centre

Just a short stroll from the heart of Malton, this beautifully presented two-bedroom bungalow offers a perfect blend of comfort, style, and convenience.

The modern kitchen is fitted with sleek wall and base units, an integrated microwave, integrated fridge, integrated freezer, double oven, five-ring gas hob, and dishwasher. A large picture window overlooks the stunning, landscaped garden and also provides access to the side of the property. The kitchen flows seamlessly into a bright, dual-aspect sitting room featuring a gas, coal-effect fire — ideal for cosy evenings in.

The property boasts a generous double bedroom with built-in storage, and a second well-proportioned bedroom has built-in storage with a peaceful rear aspect. The bathroom is fully-tiled, with underfloor heating and a shower over the bath.

Outside, the impressive landscaped garden provides a tranquil setting and includes ample off-street parking, there is also a double garden shed with power and a greenhouse at the bottom of the garden.

A wonderful opportunity to enjoy single-storey living in a prime Malton location, with no onward chain.

EPC TO FOLLOW



LOCATION
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
15'5" x 11'1" (4.71 x 3.38)

KITCHEN
12'11" x 9'11" (3.95 x 3.04)
Integrated microwave, integrated fridge, integrated freezer, double oven, five-ring gas hob, and dishwasher.

BATHROOM
7'10" x 6'5" (2.4 x 1.97)
Fully tiled, fitted cupboards, underfloor heating.

BEDROOM 1
10'10" x 11'10" (3.31 x 3.61)

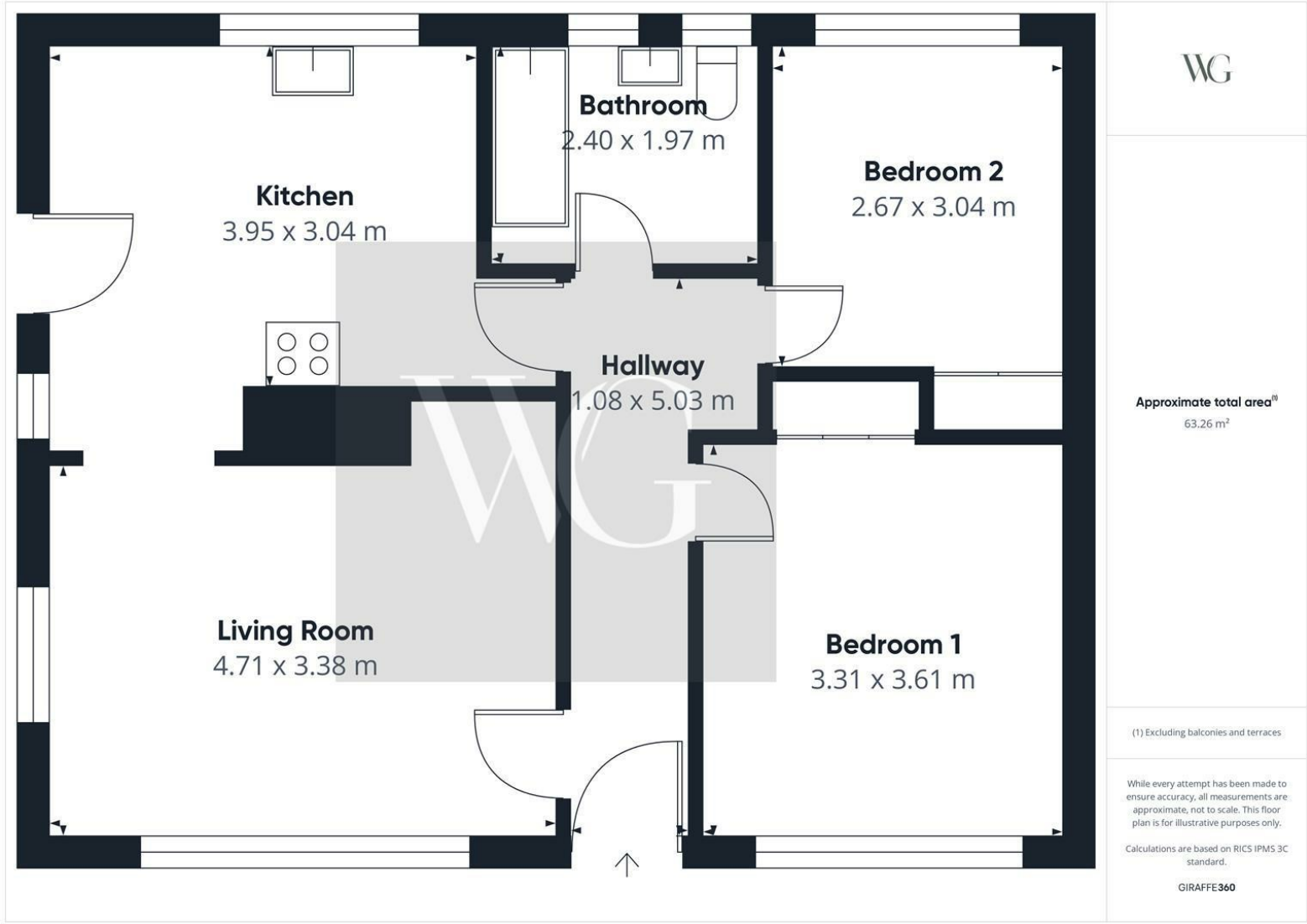
BEDROOM 2
8'9" x 9'11" (2.67 x 3.04)

HALLWAY
3'6" x 16'6" (1.08 x 5.03)

OUTSIDE
Green house, garden tool shed, double garden shed with power, ample parking.

COUNCIL TAX BAND C

EPC RATING TBC



WG

Approximate total area[®]
63.26 m²

(1) Excluding balconies and terraces

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.

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