



15 Headland Rise
Malton, North Yorkshire YO17 7PR
£399,500


WILLOWGREEN
ESTATE AGENTS

15 Headland Rise is a beautifully presented and spacious four-bedroom detached family home, situated on a generous plot within the highly regarded Linden Homes development in the thriving market town of Malton.

Finished to an exceptional standard throughout, this modern property offers versatile living accommodation ideal for families and those who love to entertain. The home opens into a welcoming entrance hallway, complete with a guest cloakroom, leading through to a bright and airy sitting room with double doors that create a seamless flow through the ground floor.

At the heart of the home lies a stunning open-plan kitchen and dining area, designed for contemporary living. With high-quality fittings, ample worktop space, and French doors that open directly onto the landscaped rear garden, this space is perfect for both everyday family meals and social gatherings.

Upstairs, a striking galleried landing leads to four well-proportioned double bedrooms, including a luxurious master suite featuring built-in wardrobes and a stylish en-suite shower room. The additional bedrooms are serviced by a modern and well-appointed family bathroom.

Outside, the property continues to impress with a beautifully maintained rear garden offering a large patio and lawned area—ideal for children, pets, or alfresco dining in the warmer months. The front garden is equally attractive, with a lawn and planted borders adding to the home's kerb appeal. A detached garage with a remote-controlled electric door, along with a private driveway providing off-street parking for multiple vehicles, completes this fantastic offering.

Located just a short distance from Malton's vibrant town centre, excellent schools, local amenities, and transport links, this property truly offers the perfect balance of peace, privacy, and convenience.



ENTRANCE HALLWAY 8'10" x 5'10" (2.7 x 1.8)

KITCHEN/DINING ROOM11'9" x 18'10" (3.59 x 5.76)

LIVING ROOM 12'7" x 16'4" (3.84 x 4.99)

GUEST CLOAKROOM 3'7" x 6'0" (1.1 x 1.83)

FIRST FLOOR LANDING 15'5" x 8'7" (4.7 x 2.62)

BEDROOM ONE 12'8" x 13'0" (3.87 x 3.97)
Window to rear aspect, power points, radiator.

EN-SUITE 4'5" x 7'6" (1.36 x 2.3)
Low flush WC, hand wash basin with pedestal, fully tiled walk in shower, radiator, extractor fan.

BEDROOM TWO 10'0" x 11'8" (3.06 x 3.57)

BEDROOM THREE 11'8" x 10'0" (3.58 x 3.07)

BEDROOM FOUR 12'4" x 10'0" (3.77 x 3.07)

BATHROOM 6'3" x 7'8" (1.92 x 2.34)

GARAGE
Up and over door, power and lighting.

LOCATION
Malton is a charming market town in North Yorkshire, often referred to as "Yorkshire's Food Capital" due to its thriving food scene, independent eateries, and regular food markets. Nestled on the edge of the Howardian Hills, an Area of Outstanding Natural Beauty, Malton offers a blend of historic character, countryside charm, and modern convenience.

The town boasts excellent transport links, with a train station providing easy access to York, Leeds, and beyond, as well as proximity to the A64 for road travel. Residents enjoy a welcoming community, a variety of boutique shops, and access to scenic walking trails along the River Derwent. With a mix of period properties, modern developments, and countryside retreats, Malton is an ideal location for those seeking a blend of rural tranquility and vibrant local culture.

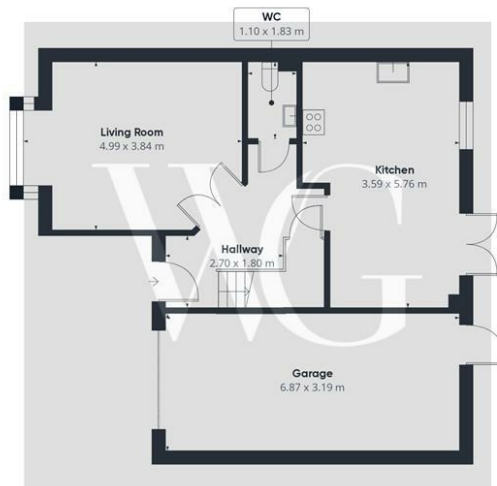
SERVICES

EPC RATING B

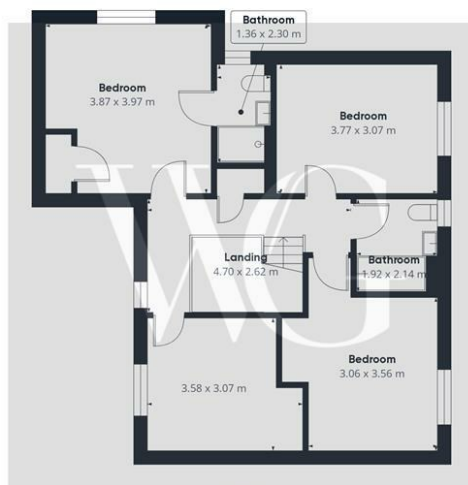
COUNCIL TAX BAND E







Floor 1



Floor 2

WG

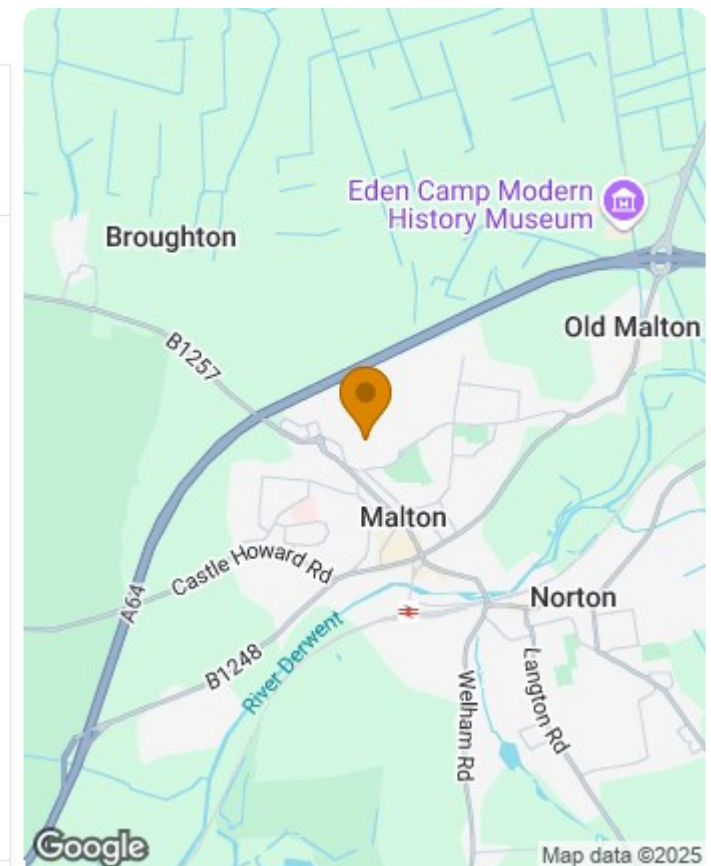
Approximate total area[®]
134.62 m²

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(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	



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