



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

### 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



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Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

# WILLOWGREEN

ESTATE AGENTS



## 16, Park Grove, Malton, YO17 9ED

Guide price £325,000

This beautifully presented three-bedroom semi-detached home effortlessly blends period charm with contemporary style. Featuring elegant sliding sash windows, oak doors, and coving throughout, the house offers character and quality in every detail.

The welcoming living room boasts a stunning brick fireplace with a log burner, perfect for cosy evenings, while the bay window adds space and natural light. The stylish shaker kitchen is thoughtfully designed with a Belfast sink, butcher's block worktops, a peninsular island, and a glazed door leading to the garden. A convenient guest cloakroom completes the ground floor.

Upstairs, the three bedrooms continue the home's classic appeal, with two featuring cast iron fireplaces with tiled hearths. The modern bathroom is a true highlight, showcasing a freestanding roll-top bath, a sleek vanity unit, and high-quality finishes.

Outside, wrought iron railings enhance the home's charming frontage, while the rear garden offers a mix of patio and lawn, complete with a handy shed.

A perfect balance of character and modern living—this home is not to be missed.





ENTRANCE HALLWAY

KITCHEN

14'8" x 20'5" (4.48 x 6.24)

LIVING ROOM

10'9" x 12'2" (3.30 x 3.71)

HALLWAY

13'3" x 2'11" (4.04 x 0.89)

GUEST CLOAKROOM

5'4" x 4'8" (1.64 x 1.43)

BEDROOM ONE

14'6" x 12'0" (4.43 x 3.68)

BEDROOM TWO

10'9" x 10'2" (3.29 x 3.12)

BEDROOM THREE

7'4" x 9'9" (2.26 x 2.98)

LANDING

8'5" x 4'0" (2.57 x 1.24)

LOCATION

Norton is a charming and well-connected town situated on the outskirts of Malton, North Yorkshire. Nestled alongside the picturesque River Derwent, Norton offers a perfect blend of countryside tranquility and modern amenities. The town boasts a strong sense of community, excellent local schools, and a variety of shops, pubs, and restaurants.

With Malton—renowned as Yorkshire’s food capital—just a short walk away, residents enjoy access to an array of independent cafes, artisan markets, and fine dining experiences. The area is also well-served by transport links, including a railway station with direct connections to York and beyond, making it an ideal location for commuters.

Outdoor enthusiasts will appreciate the nearby Howardian Hills and North York Moors, offering scenic walks and outdoor pursuits. Whether you’re looking for a peaceful retreat or a convenient base to explore North Yorkshire, Norton provides an excellent setting for family life, professionals, and retirees alike.

BATHROOM

9'3" x 7'9" (2.83 x 2.38)

