



13 Victoria Road
Malton, YO17 7JJ
£375,000


WILLOWGREEN
ESTATE AGENTS

Characterful 4-Bed Victorian End-Terrace on Victoria Road

Located on the ever-popular Victoria Road, just a short walk from Malton Secondary School, this charming three-bedroom Victorian end-terrace offers a perfect blend of traditional features and modern touches, ideal for families or professionals seeking space, style and convenience.

Brimming with period charm, the home boasts many original features including decorative mouldings, ornate cornicing, timber-panelled internal doors and classic sliding sash windows.

To the front, the welcoming living room is flooded with light from the elegant bay window and features a beautiful fireplace with tiled and wooden surround, along with a distinctive wall panel feature that adds depth and character.

To the rear, the dining room enjoys garden views and is centred around a cosy open fireplace with a traditional wooden surround, a perfect setting for relaxed evenings or entertaining. French doors open out to a courtyard area, providing a lovely space for outdoor dining and leading onto a private garden laid to lawn, with patio area which day long sunshine, with well-stocked shrub borders offering colour and privacy. To the rear there is a shared vehicular access with a 2-3 car parking spaces.

The shaker-style kitchen, while modest, is practical and full of charm, with plenty of potential for personalisation. It offers a functional layout with views over the garden and space for casual dining or breakfast seating.

Upstairs, the first floor hosts three comfortable bedrooms and a well-sized, fully tiled family bathroom, complete with a separate shower enclosure and a bath, ideal for busy households.

A standout feature of this home is the spiral staircase leading to a versatile loft room, perfect for use as a home office or hobby space.



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.

HALLWAY	13'8" x 3'7" (4.17 x 1.1)
LIVING ROOM	12'0" x 12'7" (3.67 x 3.86)
DINING ROOM	14'0" x 13'0" (4.29 x 3.98)
KITCHEN	15'8" x 8'6" (4.78 x 2.61)
BEDROOM ONE	12'1" x 15'6" (3.69 x 4.73)
BEDROOM TWO	9'2" x 10'5" (2.8 x 3.18)
BEDROOM THREE	15'8" x 8'8" (4.78 x 2.66)
BATHROOM	4'7" x 10'4" (1.42 x 3.15)
FIRST FLOOR LANDING	14'0" x 5'8" (4.29 x 1.75)
SECOND FLOOR LANDING	14'0" x 5'8" (4.29 x 1.75)
LOFT ROOM/BEDROOM 4	12'7" x 12'11" (3.86 x 3.96)
EPC RATING	TBC
COUNCIL TAX BAND	C





