



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		
England & Wales		
EU Directive 2002/91/EC		
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		
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



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

# WILLOWGREEN

## ESTATE AGENTS



## 13, Victoria Road, Malton, YO17 7JJ

### Guide price £375,000

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 corning, 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.





**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**

