



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	86
(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.

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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



## 9, Gilling Way, Malton, North Yorkshire, YO17 7LQ

### Guide price £295,000

A beautifully extended and energy-efficient three-bedroom semi-detached home with solar panels, fitted wardrobes, a separate garage, and no onward chain, ideally located on Gilling Way in the sought-after market town of Malton.

This modern and spacious property has been thoughtfully upgraded and extended, offering versatile living space ideal for families, professionals, or downsizers. The ground floor features a bright open-plan living and dining area with bi-fold doors opening onto a terraced patio and lawned rear garden, perfect for entertaining or relaxing.

The stylish fitted kitchen includes integrated oven, hob, and dishwasher, while a guest cloakroom and separate living room add further comfort and functionality.

Upstairs offers three well-proportioned bedrooms, all with fitted wardrobes, and a contemporary family bathroom.

This home benefits from a range of energy-efficient features, including solar panels and an impressive EPC rating of B, helping to reduce running costs and environmental impact.

Externally, there are lawned gardens to the front and rear, a private driveway, and a separate garage, providing excellent off-street parking and storage.

Additional features include double glazing throughout, and the advantage of no onward chain, allowing for a smooth and speedy transaction.

Conveniently located close to Malton's amenities, schools, and transport links, this is a superb opportunity to purchase a high-quality, move-in-ready home in a desirable setting.

Early viewing is highly recommended.





**HALLWAY**  
9'7" x 3'11" (2.93 x .95)

**GUEST CLOAKROOM**  
6'5" x 3'3" (1.96 x 1.00)

**LIVING ROOM**  
14'7" x 12'7" (4.45 x 3.86)

**KTICHEN AREA**  
9'3" x 16'2" (2.82 x 4.94)

**DINING ROOM**  
11'10" x 13'6" (3.63 x 4.13)

**FIRST FLOOR LANDING**  
6'9" x 6'0" (2.07 x 1.84)

**BEDROOM ONE**  
14'6" x 8'9" (4.42 x 2.68)

**BEDROOM TWO**  
9'8" x 8'1" (2.97 x 2.48)

**BATHROOM**  
6'5" x 5'11" (1.96 x 1.81)

**BEDROOM THREE**  
10'9" x 7'0" (3.28 x 2.14)

**GARAGE**

**EPC RATING B**

**COUNCIL TAX BAND C**

**TENURE**  
Freehold

