

38 OLD MALTONGATE MALTON



A Grade II Listed town house offering deceptively spacious three-bedroom accommodation together with easily maintained garden area & off-street parking, within a short walk of local amenities.

Entrance lobby, sitting room with dining area, kitchen, first floor landing, two double bedrooms, bathroom & WC, occasional third bedroom to the second floor.

Gas central heating.

Easy maintained patio garden & off-street parking for one car from Church Hill.

GUIDE PRICE £175,000

Dating from the late 1700s, this mid-terrace, Grade II Listed town house offers much more space than one might expect from a passing glance, as its modest frontage belies a rather 'Tardis-like' interior. The property almost certainly started life as a shop with accommodation above, but over the years it has been modified and extended to provide over 940sq.ft of living space. The house benefits from gas central heating, but of particular note is the fact that it comes with off-street parking for one car at the rear.

The accommodation briefly comprises entrance lobby, sitting room and dining area, kitchen, first floor landing, two double bedrooms and a house bathroom. A staircase from the main bedroom leads up to an occasional third bedroom.

The plot stretches all the way back to Church Hill, where is off road parking, adjacent to St. Leonard & St. Mary's Church. Immediately behind the house is a stone flagged patio garden, with path to the back door.

Malton is a popular and well-served market town located approximately 18 miles north of York and has in recent years gained a reputation as Yorkshire's food capital. Named by The Sunday Times as one of the best places to live, the town enjoys excellent transport links; the railway station is a short walk away and has regular services to York from where London can be reached in less than 2 hours. A full range of amenities can be found within Malton, including a variety of eateries, independent and high street retailers, good schools and leisure facilities.



ACCOMMODATION

ENTRANCE LOBBY

Radiator. Inner door to:-

SITTING ROOM with DINING AREA

8.2m x 3.1m (max) (26'11" x 10'2")

Mains gas fire with whitewashed stone surround and timber mantel. Two wall light points. Staircase to the first floor. Understairs cupboard. Television point. Telephone point. Large casement window to the front with timber shutters. Further casement window to the side. Two radiators.



KITCHEN

3.3m x 3.1m (10'10" x 10'2")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Four ring ceramic hob with extractor hood above, and electric double oven below. Automatic washing machine point. Tiled floor. Casement window to the rear. Stable door to the side. Radiator.



FIRST FLOOR

LANDING

Mains wired smoke alarm. Radiator.

BEDROOM ONE

3.8m x 3.0m (12'6" x 9'10")

Two fitted wardrobes. Two wall light points. Television point. Telephone point. Stripped floorboards. Sash window to the front. Radiator. Staircase to Bedroom Three.



BEDROOM TWO

3.3m x 3.1m (10'10" x 10'2")
plus 3.7m x 1.8m (max) (12'2" x 5'11")

Lobby area with gas fired combi boiler and steps leading up to the bedroom itself. Fitted wardrobe. Wash basin. Television point. Two exposed beams. Yorkshire sliding sash window to the side, and two conservation style roof lights. Two radiators.



BATHROOM & WC

1.7m x 1.5m (5'7" x 4'11")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Fully tiled walls. Velux roof light.



SECOND FLOOR

BEDROOM THREE

3.3m x 3.1m (12'6" x 9'10")

Fitted cupboard. Mains wired smoke alarm. Casement window to the rear with views of the Catholic Church. Radiator.



OUTSIDE

From the back door, a path leads up a couple of steps to a stone paved patio garden. From here, a metal handgate opens onto a tarmac parking area, accessed from Church Hill.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage.
Gas central heating.
Council Tax: Band: B (North Yorkshire Council).
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.
EPC Rating: Current: D57. Potential: B85.
Post Code: YO17 7EG.
Viewing: Strictly by prior appointment through the Agent's office in Malton.

