

## 16 OLD MALTONGATE MALTON



**A three-bedroom mid-terrace town house in need of full renovation but offering huge potential & deceptively spacious accommodation in a central location.**

Entrance lobby, sitting room, cloakroom/store, kitchen, shower room, separate wc,  
first floor landing, three bedrooms.

Enclosed rear yard.

Located within a short walk of all town centre amenities.

No onward chain.

### GUIDE PRICE £125,000

This mid-terrace three-bedroom town house needs complete renovation and is located within a 'stone's throw' of all of Malton's many amenities, offering huge potential. Constructed of brick under a clay pantile roof, the accommodation is arranged over two floors, totalling 850sq.ft, comprising entrance lobby, sitting room, cloakroom/store, kitchen, shower room, separate wc, first floor landing and three bedrooms.

To the rear of the house is an enclosed yard, which is part-walled and enjoys pedestrian access from both Old Maltongate and Church Hill.

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**

1.2m x 0.8m (3'11" x 2'7")

Dado rail. Inner door to:-

#### **SITTING ROOM**

4.8m x 4.0m (max) (15'9" x 13'1")

Open fire with tiled surround and hearth Coving. Wall light point. Staircase to the first floor. Casement window to the front.



#### **CLOAKROOM / STORE**

1.9m x 1.0m (6'3" x 3'3")

Gas and electric meters. Fuse box. Coat hooks. Casement window to the front.

#### **KITCHEN**

3.1m x 3.0m (10'2" x 9'10")

Basic range of kitchen units incorporating a single drainer, stainless steel sink unit. Electric cooker point. Understairs cupboard. Casement window to the side.



#### **SHOWER ROOM**

1.8m x 1.2m (5'11" x 3'11")

Wash basin and shower cubicle. Fully tiled walls.

#### **REAR LOBBY**

Tiled floor. Door to the rear.

#### **SEPARATE WC**

2.0m x 0.9m (6'7" x 2'11")

Low flush WC. Extractor fan. Casement window to the rear.

## FIRST FLOOR

### LANDING

Casement window to the rear, over the stairs. Loft hatch.

### BEDROOM ONE

4.0m x 3.1m (13'1" x 10'2")

Range of fitted wardrobes. Sealed fireplace. Casement window to the rear.



### BEDROOM TWO

3.9m x 3.5m (max) (12'10" x 11'6")

Range of fitted wardrobes. Casement window to the front.



### BEDROOM THREE

4.0m x 2.3m (max) (13'1" x 7'7")

Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the front.



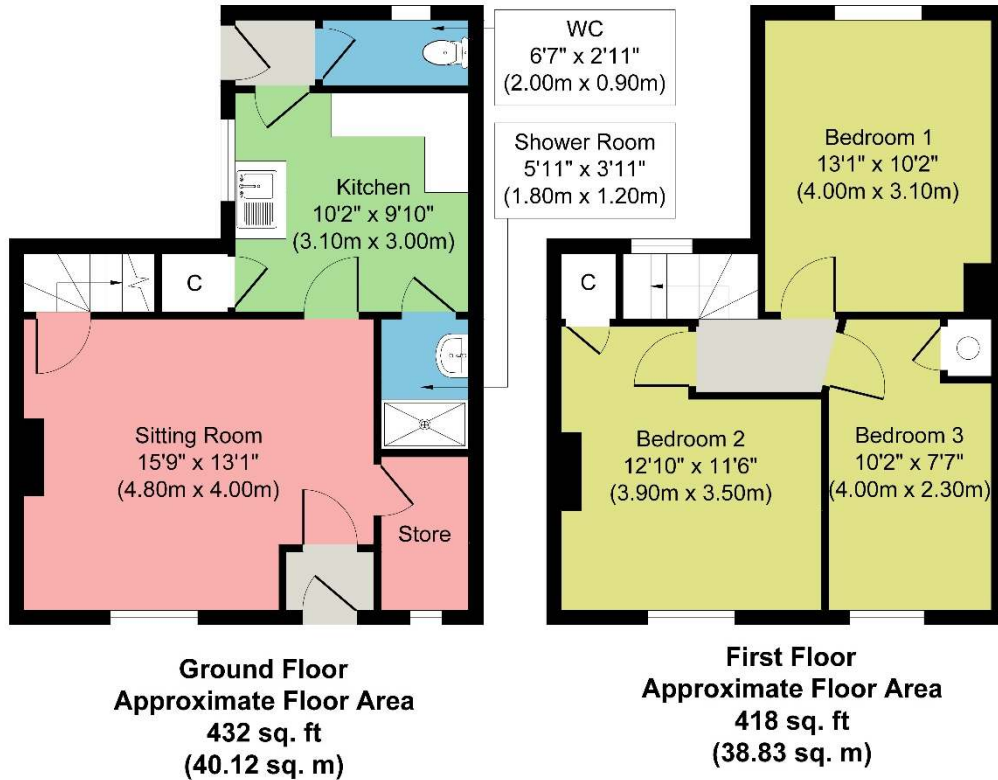
## OUTSIDE

To the rear of the house is an enclosed yard with pedestrian access from both Old Maltongate and Church Hill. The area is walled to two sides and has good potential to re-landscape and enjoys views towards the Catholic Church. A timber greenhouse abuts the rear of the house.



## GENERAL INFORMATION

Services: Mains water, electricity and drainage. Mains gas is available in the street.  
Council Tax: Band: A (North Yorkshire Council).  
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.  
Post Code: YO17 7EG.  
EPC Rating: Current: G6. Potential: B81.  
Viewing: Strictly by prior appointment through the Agent's office in Malton.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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