

## 37 GREENGATE MALTON



**A handsome, Grade II Listed semi-detached town house offering deceptively spacious three-bedroom accommodation within a short walk of town centre amenities.**

Sitting room with dining area, fitted kitchen,  
first floor landing, bedroom one, bedroom three/office, bathroom & WC,  
second floor landing & bedroom two.

Gas central heating.

Enclosed courtyard garden with brick-built outhouse.  
Pleasantly located, with an attractive, open outlook.

### GUIDE PRICE £195,000

This characterful semi-detached town house is believed to date from the late 1700s and offers deceptively spacious accommodation, arranged over three floors. Constructed of red brick beneath a clay pantile roof, the house is Grade II Listed and from its slightly elevated position, behind a wide grass verge, enjoys an open outlook down the street.

The overall accommodation extends to over 800sq.ft and includes an 18ft reception room with log burner and fitted kitchen to the ground floor, and three bedrooms and a bathroom to the upper two floors. There is gas central heating throughout, provided by a replacement combi boiler.

To the rear of the property is an enclosed courtyard, beyond which is a useful, brick-built outhouse.

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. Greengate enjoys a central position within the town, linking Wheelgate with Old Maltongate.

### **ACCOMMODATION**

#### **SITTING / DINING ROOM**

5.5m x 3.8m (max) (18'1" x 12'6")

Cast iron Morso wood burning stove set within a brick surround with timber mantel. Staircase to the first floor. Understairs cupboard. Exposed beams. Telephone point. Secondary glazed sash window to the front. Two radiators.



#### **KITCHEN**

3.0m x 2.8m (9'10" x 9'2")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Gas cooker with extractor hood above. Integrated fridge. Automatic washing machine point. Tiled floor. Casement window to the rear. Door to the rear. Radiator.



#### **FIRST FLOOR**

#### **LANDING**

Staircase to the second floor.

### BEDROOM ONE

3.8m x 2.8m (12'6" x 9'2")

Fitted wardrobe. Secondary glazed sash window to the front. Radiator.



### BEDROOM TWO

3.4m x 2.1m (11'2" x 6'11")

Plus 2.1m x 1.5m (max) (6'11" x 4'11")

Access to boarded storage space within the eaves. Casement windows to the side and rear. Radiator.



### BEDROOM THREE / OFFICE

3.4m x 2.8m (max) (11'2" x 9'2")

Restricted headroom to part. Exposed stonework to one wall. Exposed beam. Velux roof light to the rear. Radiator.

### BATHROOM & WC

2.1m x 1.8m (6'11" x 5'11")

White suite comprising bath with shower over, wash basin and low flush WC. Cupboard housing the Worcester, gas fired combi boiler. Casement window to the side. Heated towel rail.



### OUTSIDE

Immediately behind the house is an enclosed courtyard with space to sit out and ideal for container gardening. A brick outhouse also forms part of the property and provides valuable storage space. The house benefits from a pedestrian right of way across the rear of 35 Greengate.



### OUTHOUSE

3.2m x 1.9m (10'6" x 6'3")

Electric laid on. Brick and stone paved floor. Door and casement window to the front.

### SECOND FLOOR

#### LANDING

Casement window to the rear.

**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.

Post Code: YO17 7EL.

EPC Rating: Current: E54. Potential: B85.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

