

46 OLD MALTONGATE MALTON



A distinctive, Grade II Listed townhouse offering quirky two-bedroom accommodation in need of some updating & improvement.

Entrance hall, sitting room, kitchen,
first floor landing, two bedrooms, bathroom & WC.

Gas central heating.

Low maintenance patio garden.

No onward chain.

GUIDE PRICE £115,000

46 Old Maltongate is a distinctive, Grade II Listed end terrace townhouse, occupying a central location and offering accommodation of approximately 590sq.ft.

The house, which is thought to date from the mid nineteenth century, is constructed of solid brick walls beneath a clay pantile roof. The accommodation is arranged over two floors and needs cosmetic refurbishment throughout; in brief it comprises entrance hall, sitting room, kitchen, first floor landing, two bedrooms and a bathroom. Externally there is a small, block paved patio area, immediately adjacent 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. Old Maltongate is one of the main routes into the town, and links with Old Malton Road and Yorkersgate. Number 46 is located on the corner of Old Maltongate and Church Hill, identified by our 'For Sale' board.

ACCOMMODATION

ENTRANCE HALL

Thermostat.

SITTING ROOM

4.4m x 4.0m (max) (14'5" x 13'1")

Feature fireplace with electric fire. Television and telephone points. Staircase to the first floor. Large casement window to the front. Two radiators.



KITCHEN

4.0m x 3.0m (max) (13'1" x 9'10")

Range of kitchen units incorporating a stainless steel sink unit. Gas cooker point. Automatic washing machine point. Gas central heating boiler. Two sash windows to side and French doors to the rear. Radiator.



FIRST FLOOR

LANDING

BEDROOM ONE

4.4m x 3.1m (max) (14'5" x 10'2")

Period fireplace with stone surround and cast iron insert. Original fitted cupboard. Loft hatch. Sash window to the front. Radiator.

BEDROOM TWO

4.2m x 2.0m (max) (13'9" x 6'7")

Airing cupboard housing the hot water cylinder with electric immersion heater. Sash window to the side. Radiator.

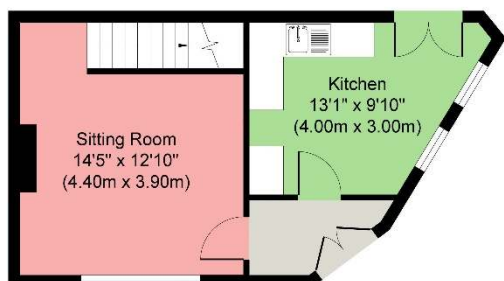
BATHROOM & WC

3.1m x 1.5m (max) (10'2" x 4'11")

White suite comprising bath, wash basin and low flush WC. Extractor fan. Sash window to the front. Radiator.

OUTSIDE

There is a small area of outside space immediately adjacent to the back door, which is block paved and open onto the remainder of the courtyard, which is approached from Church Hill.



Ground Floor
Approximate Floor Area
331 sq. ft
(30.74 sq. m)

GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage. Gas central heating.

Council Tax: Band: A (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

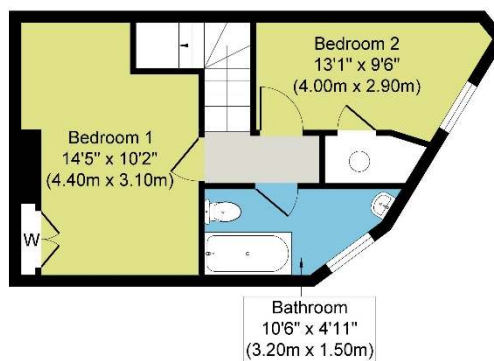
Post Code: YO17 7EG.

EPC Rating: Current: E43. Potential: C76.

Viewing: Strictly by appointment 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. 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.



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