

80 & 82 OLD MALTONGATE MALTON



A pair of Grade II Listed two-bedroom cottages, one of which is in need of complete renovation, offering great potential in a central location.

80 Old Maltongate: sitting room, lobby, kitchen, pantry,
first floor landing, two bedrooms, bathroom & WC.

82 Old Maltongate: sitting room, kitchen, two bedrooms.

Enclosed rear yard with range of outhouses.

Shared cross passage.

No onward chain.

GUIDE PRICE £199,950

80 and 82 Old Maltongate comprise a pair of Grade II Listed cottages, constructed of brick and stone, beneath a clay pantile roof. Originally, the property is understood to have formed one single dwelling.

Number 82 is in need of considerable renovation, and its accommodation amounts to approximately 664sq.ft (excluding the cross passage) and comprises a sitting room, kitchen and two first floor bedrooms. At present there is no proper internal bathroom and only an outside toilet. Number 80 is slightly smaller, but much more up to date and its first-floor layout has been reconfigured to create a bathroom and smaller second bedroom. The two cottages are divided at ground floor level by a central cross passage. Externally there is a shared rear yard with several outhouses.

The opportunity exists to retain as two self-contained properties or combine to make one larger dwelling (subject to any appropriate consents).

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.



Both cottages are accessed by a central cross passage, with a front door onto the street, and a further door onto the rear yard. The accommodation is outlined below:

80 OLD MALTONGATE

ACCOMMODATION

SITTING ROOM

3.5m x 3.4m (11'6" x 11'2")

Fireplace. Understairs cupboard. Cupboard housing the electricity meter and fuse box. Yorkshire sliding sash window to the front. Radiator.



LOBBY

Staircase to the first floor. Storage cupboard housing the gas meter.

KITCHEN

3.4m x 3.1m (11'2" x 10'2")

Range of kitchen units incorporating a single drainer sink unit. Gas fired combination boiler. Casement window to the rear. Radiator.



PANTRY

1.9m x 0.9m (6'3" x 2'11")

Fitted shelving. Casement window to the side.

FIRST FLOOR

LANDING

Storage cupboard. Radiator.

BEDROOM ONE

4.4m x 2.6m (min) (14'5" x 8'6")

Yorkshire sliding sash window to the front. Radiator.



BEDROOM TWO

3.3m x 2.9m (max) (10'10" x 9'6")

Casement window to the rear. Radiator.



BATHROOM & WC

2.6m x 1.5m (min) (8'6" x 4'11")

White suite comprising bath with shower over, wash basin and low flush WC. Casement window to the side. Heated towel rail.



82 OLD MALTONGATE

ACCOMMODATION

SITTING ROOM

4.2m x 3.8m (max) (13'9" x 12'6")

Sealed fireplace. Staircase to the first floor. Cupboard housing the electricity meter and fuse box. Further cupboard housing the gas meter. Yorkshire sliding sash window to the front. Electric night storage heater.



KITCHEN

4.0m x 3.4m (13'1" x 11'2")

Tiled fireplace with gas fire. Stainless steel, single drainer sink unit. Yorkshire sliding sash window to the rear. Electric night storage heater.



FIRST FLOOR

BEDROOM ONE

4.6m x 4.0m (max) (15'1" x 13'1")

Fitted cupboard. Yorkshire sliding sash window to the front. Electric night storage heater.



BEDROOM TWO

4.0m x 3.4m (13'1" x 11'2")

Shower cubicle. Casement window to the rear. Electric night storage heater.



OUTSIDE

The cottages sit flush to the pavement at the front, whilst to the rear is an enclosed yard with range of outhouses, which include an outside toilet.

GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage.
 Council Tax: Each property falls in Band: B.
 Tenure: We understand that that both properties are Freehold, and that vacant possession will be given upon completion.
 Post Code: YO17 7EG.
 EPC Ratings: No. 80: Current: E53. No. 82: Current: F27.
 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. 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.