



## 77 Town Street | Old Malton, Malton

A charming and characterful two bedroom stone cottage, situated in the sought after area of Old Malton, within easy reach of local amenities.

- A delightful two bedroom Grade II listed mid-terraced cottage
- Living room with wood burning stove, and fitted kitchen
- Off-street parking to rear of the property
- Two bedrooms and bathroom
- Courtyard Garden and outbuilding



**Guide Price £189,950**

**BoultonCooper**

**BC**  
Est. 1804



## ACCOMMODATION GROUND FLOOR

### SITTING ROOM

13'7" x 13' (4.14m x 3.96m)

Cast Iron wood-burning stove on a stone hearth, single radiator, recessed alcove cupboard and shelving, exposed beam ceiling, under stairs cupboard.

### INNER HALL

Staircase to first floor

### KITCHEN

13'4" x 8' (4.06m x 2.44m)

Range of fitted base and wall mounted units, 1 1/2 bowl ceramic sink and drainer, Vaillant gas fitted boiler, exposed beam ceiling, double radiator, door to outside.

### BATHROOM

10'7" x 5' (3.23m x 1.52m)

Panelled bath with shower over, low flush WC and wash basin, single radiator.

## TO THE FIRST FLOOR LANDING

### BEDROOM 1

12'1" x 8'8" (3.68m x 2.64m)

Front aspect single glazed window with secondary glazing, with fitted wardrobe cupboard.

### BEDROOM 2

8'7" x 7'11" (2.62m x 2.41m)

Rear aspect timber framed double glazed window.

### OUTSIDE

To the rear, the property is complimented by a courtyard garden and outbuilding. We understand there is a vehicular right of way from Town Street onto a private off street parking space to the rear of the property.

### OUTBUILDING

10'9" x 9'1" (3.28m x 2.77m)

Comprising two internal stores.



## SERVICES

We understand that the property is connected to mains electricity, gas, water, and drainage. Gas-fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

## TENURE

We understand to be freehold with vacant possession on completion.

## VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel: 01653 692151.

## DIRECTIONS

From our Malton office, proceed on Old Maltongate and continue straight ahead over the mini roundabout. Pass St Mary's Church on your right, and no.77 can be found on your left hand side, clearly identified by our BoultonCooper 'For Sale' board. Postcode: YO17 7HD.

## COUNCIL TAX BAND

We are verbally informed the property lies in Band D. Prospective tenants are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

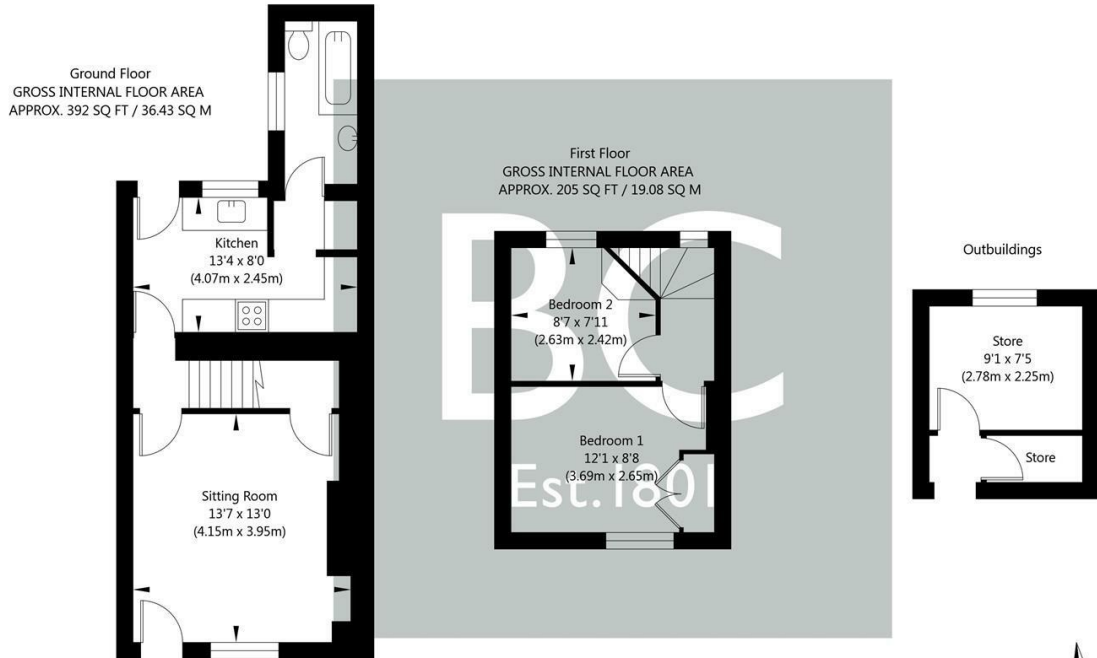
## ENERGY PERFORMANCE RATING

Assessed in Band D . The full EPC can be viewed at our Malton office.



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Town Street, Old Malton, Malton, YO17 7HD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 597 SQ FT / 55.51 SQ M - (Excluding Outbuildings)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## VIEWING

Strictly by appointment with Agent.

## COUNCIL TAX BAND

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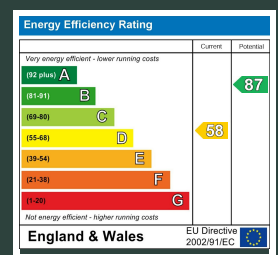
## ENERGY PERFORMANCE RATING

D

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[boultoncooper.co.uk](http://boultoncooper.co.uk)



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The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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