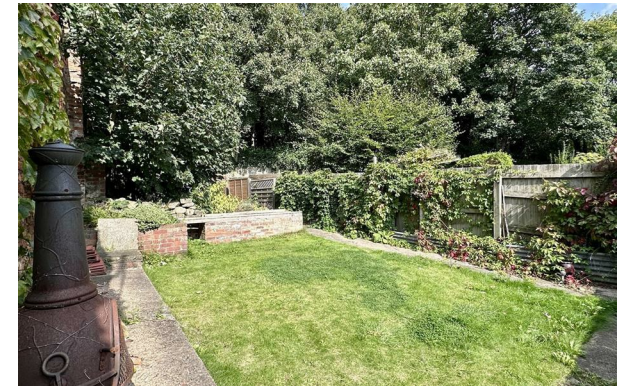


Mark Stephenson's

ESTATE & LETTING AGENTS



25 Castlegate, Malton, YO17 7DP

£280,000

- Rare town centre freehold for sale
- Lovely established gardens
- Grade II listed building
- Prominent double fronted shop
- Extensive range of outbuildings
- Offered for sale with no chain
- Sizeable three bed accommodation
- Rear parking for 2 off Church Hill

25 Castlegate, Malton YO17 7DP

Excellent town centre rare freehold opportunity including highly prominent double fronted shop premises, extensive three bedroomed accommodation, delightful gardens, extensive outbuildings and off road parking for two cars from Church Hill. Fully renovated in last few years, gas central heating, offered for sale with no onward chain. Grade II listed. Substantial overall space extending to approx 1920 sq ft.



Council Tax Band:



Shop Floor

2X Radiators, Double Fronted Glazed Window to Front Aspect Facing onto Castlegate, Entrance Door.

Work Room

UPVC Double Glazed Window to rear aspect, Radiator, Downstairs Toilet with 2 Piece Suite.

Downstairs Lobby

Staircase up to First Floor, Radiator, Fitted Cupboards.

Kitchen

Base and Wall Units, Partially Tiled Walls, UPVC Window and Door leading to rear courtyard, Laminate Flooring.

FIRST FLOOR

Landing

Landing

Cupboards

Sitting Room

Double UPVC Window facing onto Front aspect with Radiator underneath, Electric Fire with mock Timber mantle.

Bedroom 1

UPVC Window with Radiator underneath facing out onto the Rear aspect, Cupboard housing boiler.

Family bathroom

White 3 Piece Suite with Shower Cubicle, Heated Towel Rail, Glazed

UPVC Window facing onto Rear aspect.

Bedroom 2

Sliding UPVC double glazed window facing onto Rear aspect with Radiator underneath.

SECOND FLOOR

Bedroom 3

2X Velux Windows to the Rear aspect, 2X Dormer Windows facing onto the Front aspect, Radiator.

Loft Space

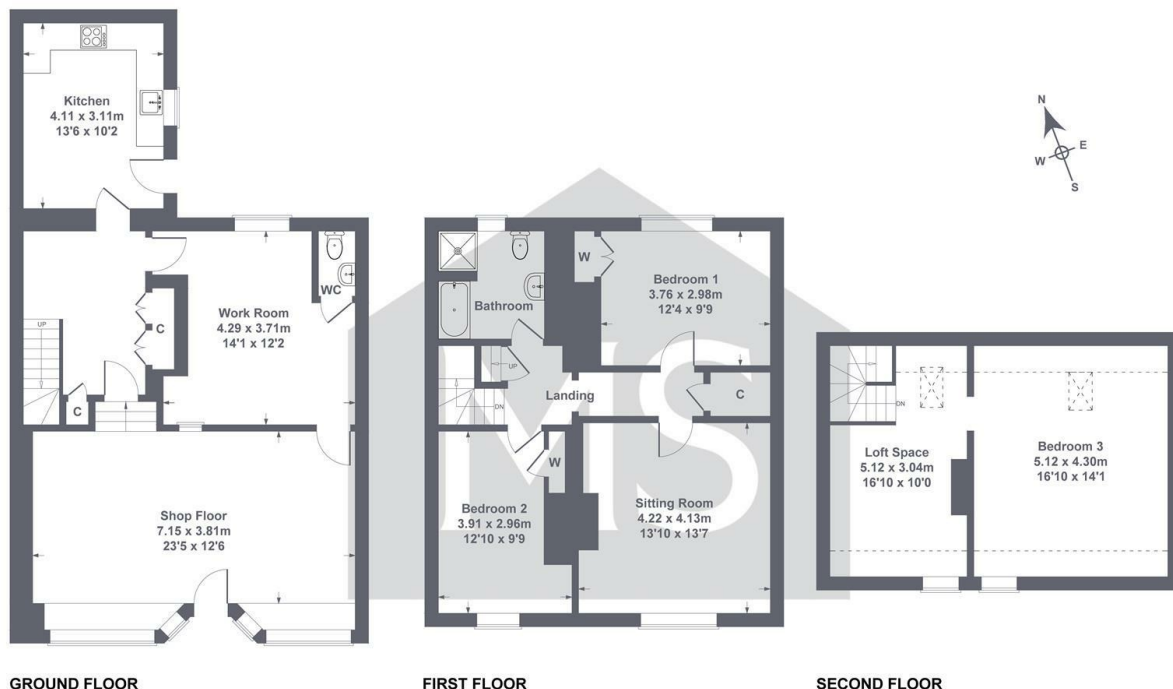
Outside

Immediately from the property there is a courtyard area with a raised garden above. The property also has a brick-built outbuilding and a wooden shed. The property also has off-street parking for two cars. There is a delightful mature garden up from the courtyard which allows access into the large traditional outbuilding which is in need of renovation. From the garden a hand gate leads out to Church Hill from where access is given into the large hard stand/parking area allowing space for two cars.



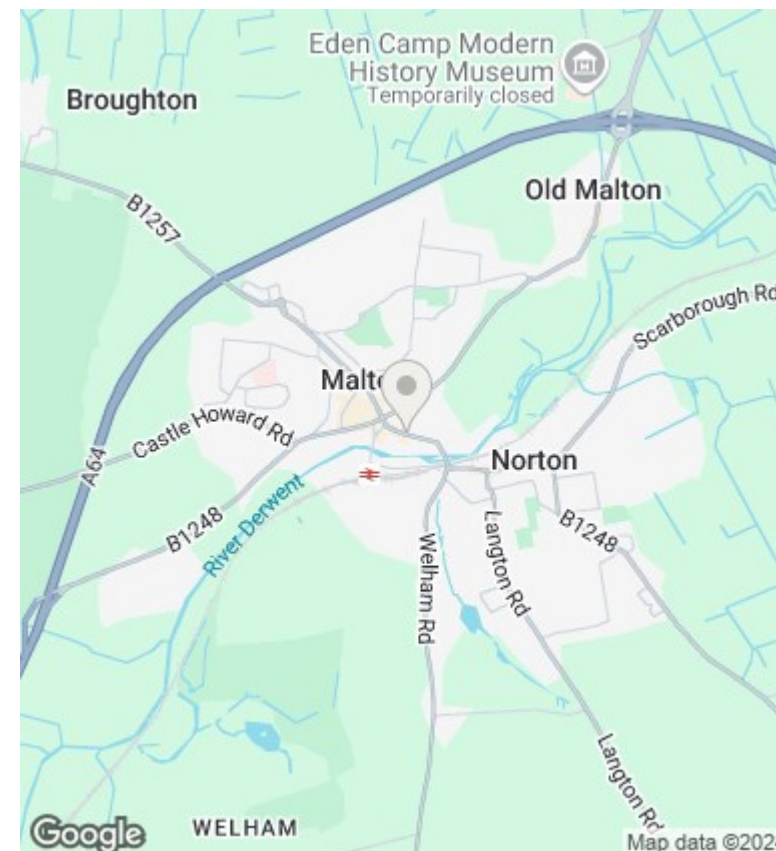


Approximate Gross Internal Area 1916 sq ft - 178 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC