

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 22 Wheelgate Square, Malton, YO17 7JB

£199,950

- Offered for sale with no forward chain
- Gas fired central heating
- Fantastic first floor balcony
- Individual location rear of Wheelgate
- Ground floor full of light
- Two bedrooms & bathroom
- Allocated parking space to the front
- Ground floor open plan design
- Excellent first time home



## 22 Wheelgate Square, Malton YO17 7JB

Offered with no forward chain this modern town house offers the perfect opportunity for first time buyers looking for something in a town centre location and somewhat different to the norm. The ground floor is full of light, open plan in it's layout whilst upstairs there are two bedrooms and access to a fantastic balcony area. Outside space is low maintenance, at the immediate lies an allocated car parking space as indicated on our photo reel. Totally individual location rear of Leoni Coffee shop whilst accessed by car from Greengate.



Council Tax Band: C



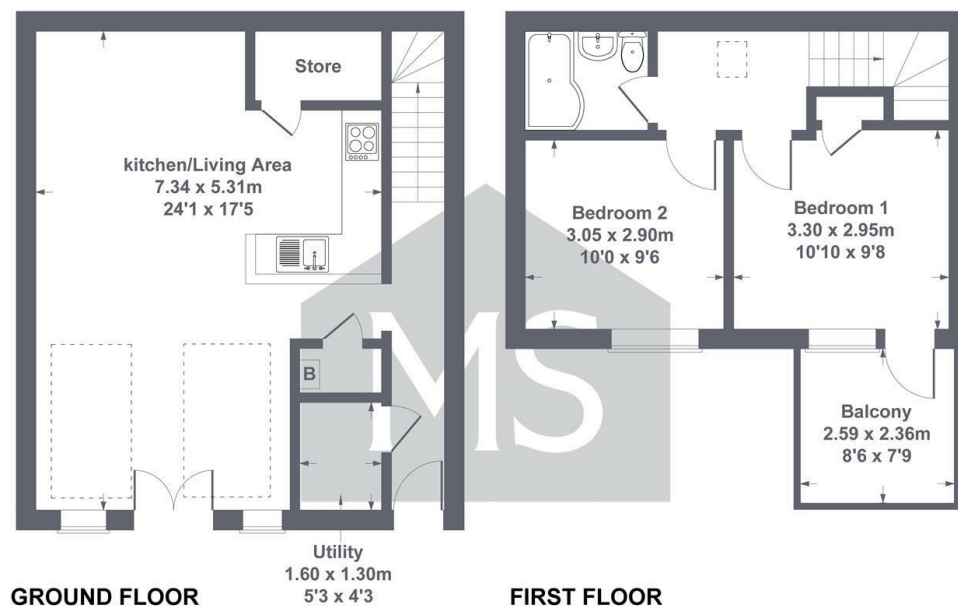
#### General information

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 with its monthly farmers market and high-profile festivals. 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.

#### Services

Mains water and electricity. Connection to main drainage. Gas Central Heating. Underfloor heating.

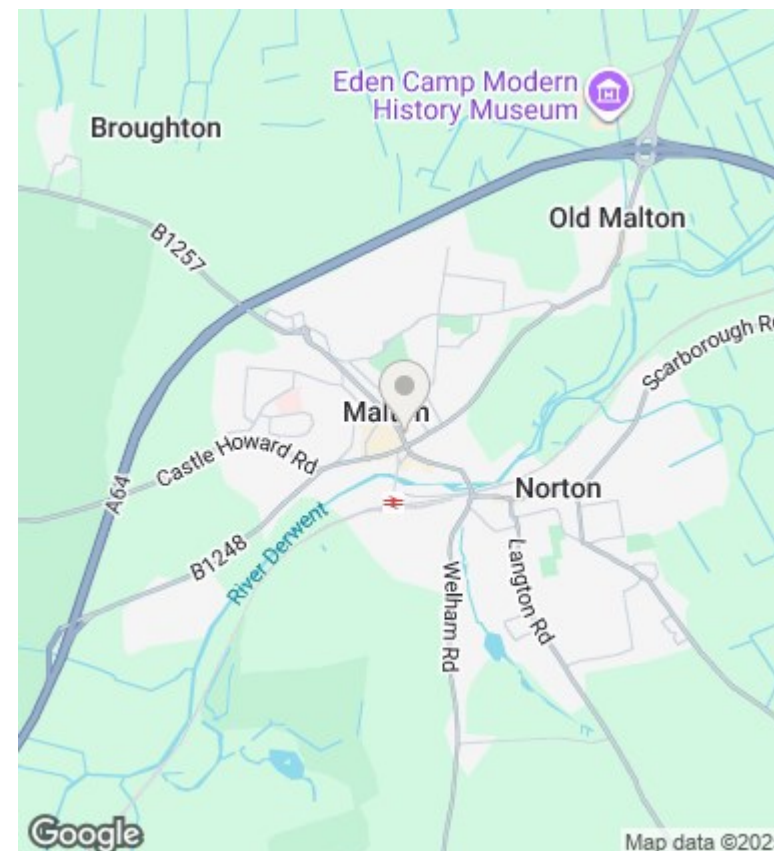
Approximate Gross Internal Area 815 sq ft - 76 sq m



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. 2025



## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		