

Mark Stephenson's

ESTATE & LETTING AGENTS



1 Gilling Way, Malton, YO17 7LQ

£220,000

- Offered with no onward chain
- Single size brick garage
- Two bedrooms & bathroom
- Easy walk to the town centre
- Generous kitchen/diner
- Gas c/heating and d/glazed
- Nicely enclosed rear garden
- Front facing lounge
- Ideal first home or for down sizers

1 Gilling Way, Malton YO17 7LQ

1 Gilling Way forms part of a small and always well regarded small scale development only a short walk from the well served town centre. Offered for sale with no onward chain one of the main features is the lovely rear garden plot which is well established and nicely enclosed with single garage immediately behind. Generous lounge, dining kitchen with french doors into the garden, two bedrooms and bathroom. In all the perfect first home opportunity but also perfect for those wishing to down size to be close to the local amenities.



Council Tax Band: C



General information

The centre of Malton is within walking distance and offers an excellent range of amenities with the railway station providing links to the Intercity service at York. Both primary and secondary schools are within easy reach and there are many local sporting clubs including Padel, Tennis, Squash and Golf plus other recreational pursuits for young and old. The A64 which bypasses the town provides good road links east and west to the motorway network. Malton also offers an excellent range of independent shops, cafe's/coffee shops and has gained regional recognition with its regular food festivals.

Services

Mains supply of water, electricity gas and drainage.

Central heating is gas from a boiler in the kitchen cupboard together with hot water cylinder in the landing cupboard.

Entrance Lobby

Lounge

Front facing Window, Electric fire and surround, Radiator, Under stairs storage cupboard.

Dining Kitchen

Base and Wall level units, Plumbing for washing machine, tiled floor, stairs to the first floor, Radiator, Rear facing window and French doors leading out, Wall cupboard housing the gas central heating boiler.

First Floor Landing

Built-in Airing cupboard, Hatch to the loft space.

Bedroom 1

Front facing Window with Radiator beneath, Generous built-in wardrobe.

Bedroom 2

Rear facing Window with Radiator beneath.

Family Bathroom

White Three Piece Suite, Over bath plumbed-in shower, Radiator.

Outside/Gardens

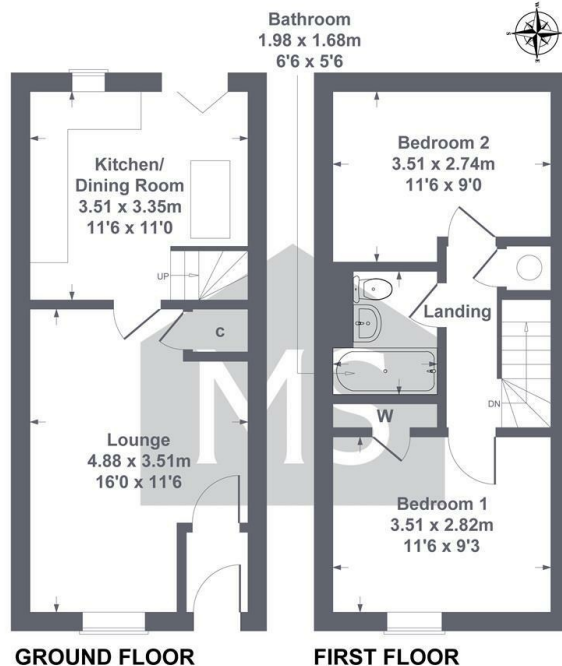
Open plan area of garden to the front. Enclosed area onto the immediate side of the house ideal for housing wheelie bins. Gate access from the side. The garden to the rear is very well established and nicely enclosed with with brick and fenced boundaries.

Established lawn plot and borders, generous flagged patio area, brick built barbecue area, outside lighting and tap. Beyond the garden with access from Gilling Way the property has the benefit of a standard size single semi detached garage with parking immediately to the front.



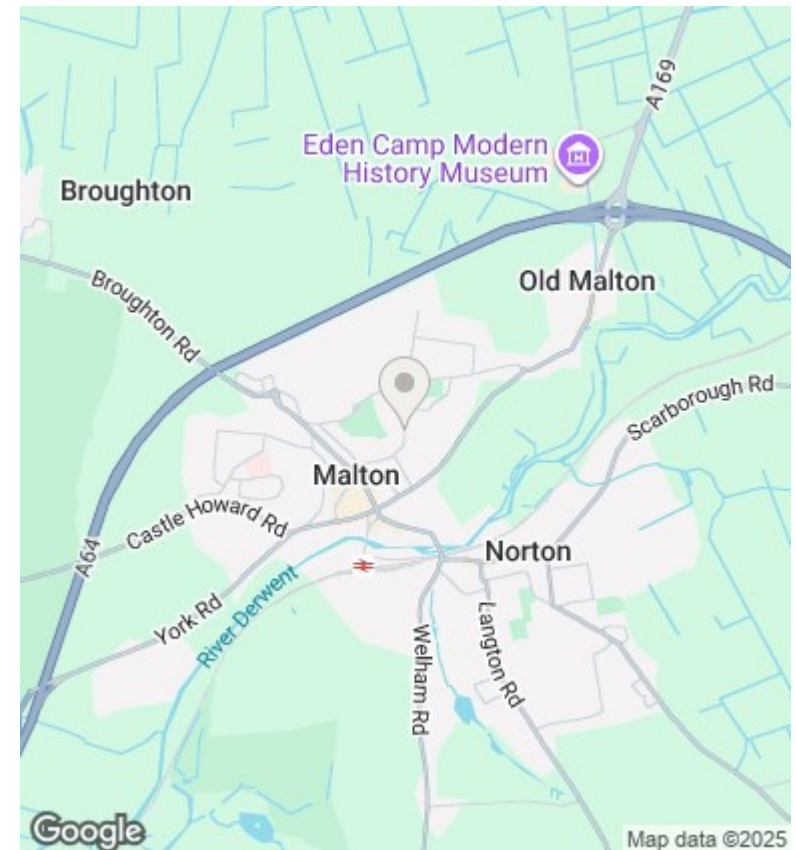


Approximate Gross Internal Area 633 sq ft - 59 sq m



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) A		
(81-91) B		
(69-80) C	69	74
(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	