

Mark Stephenson's

ESTATE & LETTING AGENTS



47 Old Maltongate, Malton, YO17 7EH

£385,000

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Mature detached family house extending to approx 1420 sqft offered for sale with the benefit of having no onward chain. In need of general updating the property is literally only a few hundred metres from the well served town centre enjoying a very well established position. There are three reception rooms, a generous dining kitchen, cloaks/WC, three bedrooms and both a bathroom and separate shower room. Grounds are well established whilst easy access from Old Maltongate allows for generous parking with driveway to a detached double size garage.



Council Tax Band:



General information

The centre of Malton lies only a few hundred metres away 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.

Hallway

Lounge

Dining room

Dining kitchen

Conservatory

Rear hall & cloaks/WC

Landing area

Bedroom 1

Bedroom 2

Bedroom 3

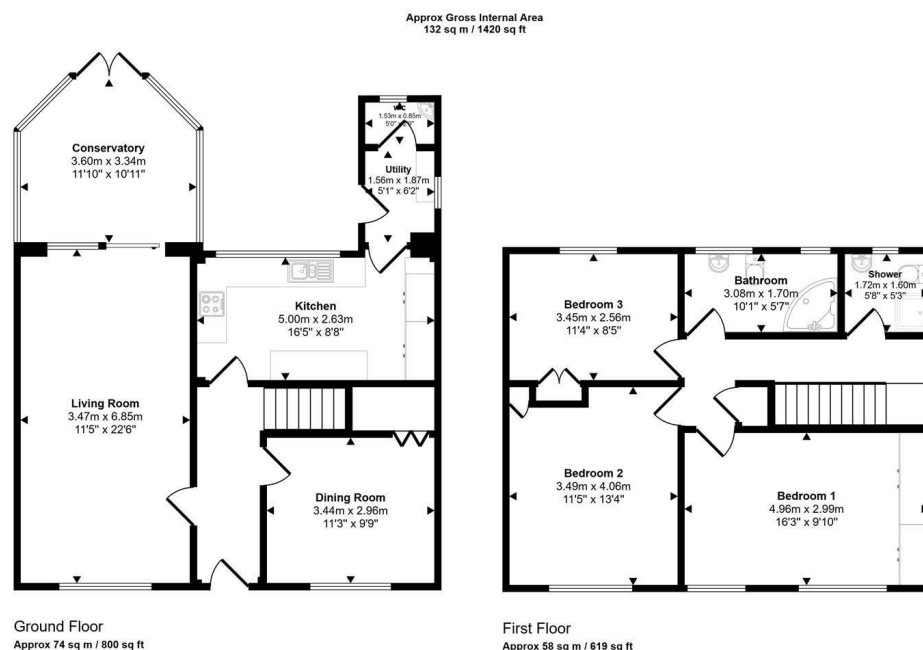
Bathroom

Shower room

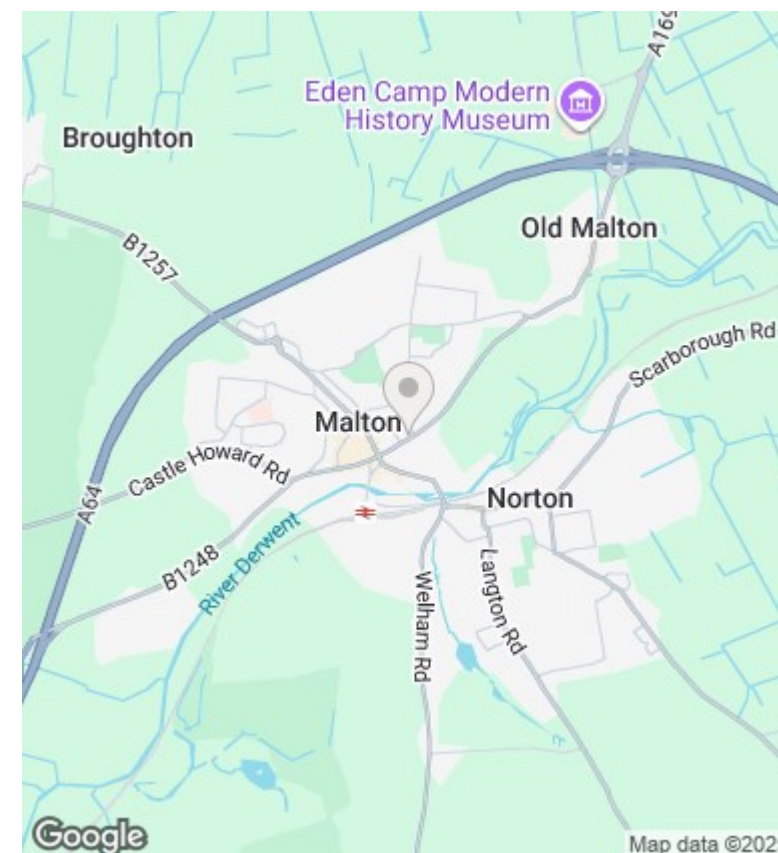
Outside space/gardens

The property has roadside frontage with herbaceous borders and ample off-street parking to the front which is a key attribute to this property. The driveway to the side, with double gates, leads to the detached garage and rear low maintenance garden with herbaceous borders.

Double garage



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		