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Covering Yorkshire
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11a Westgate

Old Malton, YO17 7HE

Offers Over £300,000

4 1 2





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Old Malton, Malton, YO17 7HE

Offers Over £300,000







Nestled in the charming area of Westgate, Old Malton, this delightful four-bedroom character cottage offers a perfect blend of traditional charm and modern convenience. Spanning an impressive 1,044 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

The modern kitchen is well-equipped, providing a functional space for culinary enthusiasts, while the contemporary bathroom ensures comfort and style. Each of the four bedrooms is generously sized, offering ample space for family or guests, making this cottage a wonderful family home.

The landscaped rear garden is a true highlight, providing a serene outdoor space to unwind or enjoy al fresco dining during the warmer months. The sought-after location of this property enhances its appeal, with easy access to local amenities and the picturesque surroundings of Old Malton.

This cottage is not just a house; it is a home filled with character and warmth, perfect for those seeking a peaceful yet vibrant community. Whether you are looking to settle down or invest in a property with charm, this cottage is a must-see.

- Character cottage
- Four bedrooms
- Viewing advised
- Modern kitchen
- Two reception rooms
- Landscaped rear garden
- Sought after location

Entrance Hall
Door to the front aspect, door to sitting room.

Sitting Room
Solid oak flooring, double glazed window to the front aspect, feature beamed ceiling, built in book shelves and storage cupboards. Vertical radiator, wall lighting, wood burning stove set on tiled hearth.

Dining Room
Tiled flooring, two vertical radiators, UPVC window to the side aspect, feature beams. Built in desk and storage, stairs to first floor. Step to:

Kitchen Area
Tiled flooring, double glazed doors to the rear aspect, wall and base units, tiled splashback, space for fridge freezer, ceramic sink unit and drainer.

First Floor Landing
Stairs to second floor, vertical radiator and UPVC window to the rear aspect.

Bedroom One
UPVC window to the front aspect, two vertical radiators, fitted wardrobe, brick feature fireplace.

Bedroom Two
Twp UPVC windows to the side aspect, vertical radiator.

Bedroom Three
Full length UPVC window to the rear aspect, vertical radiator.

Bathroom
Wood effect flooring, traditional wash basin, claw footed roll tap bath, chrome heated towel rail, extractor fan, UPVC window to the side aspect, rainfall shower over bath with screen, shaver point and tiled splashback.

Loft Bedroom
Radiator, skylight window, UPVC window to the side aspect with built in shutters. Built in wardrobe/storage.

Rear
Low maintenance courtyard garden with raised area with wooden seating, shed, walled and enclosed with side access gate.

Old Malton
Old Malton is a charming location and close to two well regarded pubs and just a short walk into Malton town centre which offers a good selection of amenities and eateries.

Tel: 07515763622

Malton and Norton has a good selection of schools and excellent transport links between York and the east coast.

Services

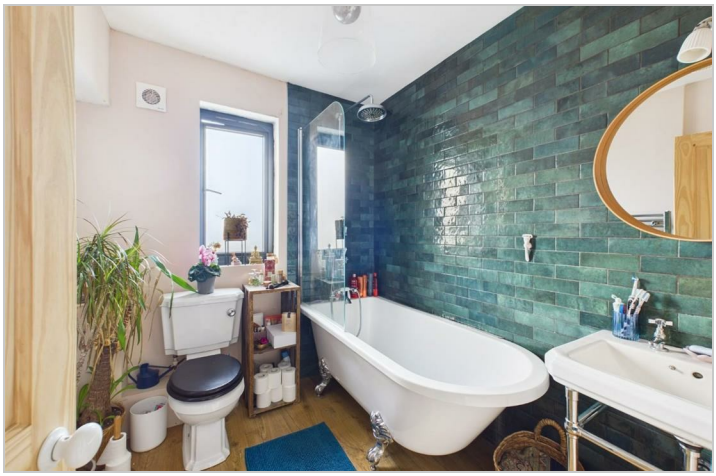
Mains connected to electric, water, drainage and gas.

AML Checks

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £23.50 (plus VAT) per person will be payable to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.













Road Map



Hybrid Map



Terrain Map



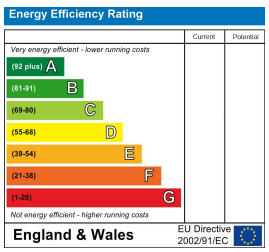
Floor Plan

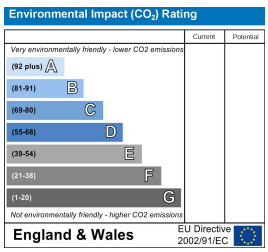


Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.