

Mark Stephenson's

ESTATE & LETTING AGENTS



6 Roman Garth, Malton, YO17 7EB

£230,000

- Located within close reach of town
- Lovely refitted dining size kitchen
- Ideal for families or as a first home
- Established cul-de-sac of 6 houses
- Three bedrooms, refitted bathroom
- Located next to the Fire Station
- Generous size mature gardens
- Gas c/heating and double glazed

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An ideal opportunity as either a family or first time home in this small cul-de-sac of six properties situated next to Malton Fire Station only a short walk from the well served town centre. A particular feature is the generous and well established garden accessed from French doors out of the dining kitchen which has been tastefully refitted in recent years. Hallway, front facing lounge, dining kitchen, three bedrooms and modern bathroom.



Council Tax Band: B



General information

The centre of Malton is literally only a short walk 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.

Services

All mains are connected.

Hallway

Lounge

Dining kitchen

Landing area

Bedroom 1

Bedroom 2

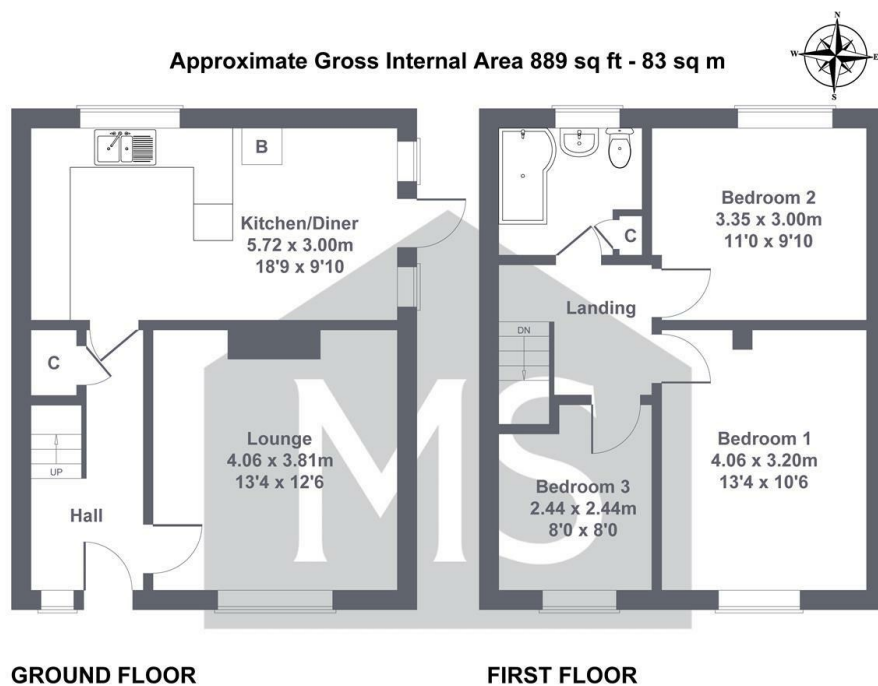
Bedroom 3

Bathroom

Outside space







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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		