

3 TOWN STREET OLD MALTON



A handsome, Grade II Listed semi-detached cottage in need of renovation, together with large gardens and garage in a sought-after conservation village.

The accommodation comprises: entrance hall, dining room, sitting room, kitchen, first floor landing, two double bedrooms & house bathroom.

Gas fired central heating.

Extensive gardens & range of original outhouses.

Vehicular access & single garage.

No onward chain.

OFFERS OVER £225,000

3 Town Street is an attractive semi-detached cottage which is in need of renovation. The property is Grade II Listed and benefits from good-sized gardens, a range of outhouses and a garage.

The property is understood to date from the mid-1800s and is constructed principally of brick, beneath a slate roof. The accommodation totals almost 775sq.ft and comprises entrance hall, sitting room, dining room, kitchen, first floor landing, two double bedrooms and a house bathroom.

The cottage is located at the southern edge of the village and benefits from lovely gardens, which are a generous size. A range of original outhouses offer potential for conversion, and subject to securing the appropriate consents, there may be potential to extend at the rear. The property has the benefit of a vehicular right of way, which leads to a single garage and there is space to create additional parking within some of the garden.

Old Malton is a popular village located approximately 1 mile north of Malton. Amenities within the village include a Church, two good pubs and both cricket and rugby clubs. A full range of facilities are available within the well-regarded market town of Malton, which enjoys a comprehensive range of facilities and a railway station with regular services to York and the east coast.

ACCOMMODATION

ENTRANCE HALL

2.6m x 2.4m (max) (8'6" x 7'10")

Staircase to the first floor. Understairs cupboard. Radiator.



DINING ROOM

3.7m x 3.1m (12'2" x 10'2")

Yorkshire sliding sash window and door to the rear. Radiator.



SITTING ROOM

3.7m x 3.1m (12'2" x 10'2")

Open fire with stone surround and hearth. Two wall light points. Sash window to the front. Radiator.



KITCHEN

2.6m x 2.5m (8'6" x 8'2")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Electric double oven and four ring gas hob. Gas central heating boiler. Automatic washing machine point. Yorkshire sliding sash window to the rear.



FIRST FLOOR

LANDING

Sash window to the side.

BEDROOM ONE

3.7m x 3.1m (12'2" x 10'2")

Range of fitted wardrobes. Casement window to the front. Radiator.



BEDROOM TWO

3.7m x 3.1m (12'2" x 10'2")

Sealed fireplace. Fitted wardrobe. Yorkshire sliding sash window to the rear. Radiator.



HOUSE BATHROOM

2.6m x 2.5m (8'6" x 8'2")

Matching suite comprising bath with shower over, wash basin and low flush WC. Cupboard housing the water tanks. Casement window to the side. Radiator.

OUTSIDE

A good-sized garden extends to the rear of the cottage, featuring lawn, shrub borders, a small pond and greenhouse. A garage is accessed via a right of way and a range of outhouses provide useful storage, outlined below:

FORMER WASH HOUSE 2.8m x 2.3m (9'2" x 7'7")

COAL STORE 2.3m x 1.7m (7'7" x 5'7")

OUTSIDE WC

GARAGE 5.9m x 3.2m (19'4" x 10'6")



GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage. Gas fired central heating.

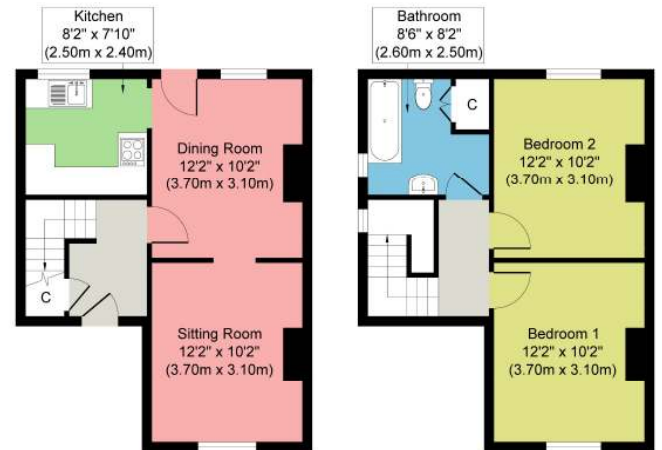
Council Tax: Band: C (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO17 7HB.

EPC Rating: Current: E49. Potential: C77.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



Ground Floor
Approximate Floor Area
387 sq. ft
(35.99 sq. m)

First Floor
Approximate Floor Area
387 sq. ft
(35.99 sq. m)

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.