

6 WESTGATE OLD MALTON



A pretty, mid-terrace two-bedroom cottage located in a sought-after village, together with a large rear garden.

The accommodation comprises: entrance hall, sitting room, kitchen, first floor landing, two bedrooms & house bathroom.
Extensive & well-stocked rear gardens with brick & pantile outbuilding offering further potential, subject to securing any necessary consents.
Sought-after village location, just 1 mile north of Malton.
No onward chain.

GUIDE PRICE £275,000

This lovely two-bedroom cottage is quietly positioned along Westgate, close to the centre of this sought after village. The property offers modern accommodation with a number of character touches, and a superb rear garden and outbuilding with potential to create additional living space – subject to securing any necessary consents.

The accommodation in the cottage totals a little over 775sq.ft and benefits from gas central heating. In brief it comprises entrance hall, sitting room with log burner, kitchen, first floor landing, two bedrooms and a house bathroom. A brick and pantile outbuilding forms part of the property and amounts to over 200sq.ft. It currently consists of a utility room and store room, but we feel has further potential to create a home office/garden room or guest bedroom, subject to securing any necessary consents.

To the rear of the cottage is a large garden, which features lawn, paved patio area and a wide variety of established shrubs. Parking on the street is currently unrestricted.

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. 6 Westgate is easily identified by our 'For Sale' board; the cottage is not Listed, but does fall within the Old Malton Conservation Area.



ACCOMMODATION

ENTRANCE HALL

8.1m x 1.1m (26'7" x 3'7")

Doors to both the front and rear. Coat hooks. Radiator.

SITTING ROOM

4.9m x 3.7m (max) (16'1" x 12'2")

Morso cast iron wood burning stove set on a stone hearth, within a brick recess. Staircase to the first floor. Understairs cupboard. Television point. Telephone point. Cupboard housing the electric meter and fuse box, and another housing the gas meter. Casement window to the front. Radiator.



KITCHEN

3.9m x 2.7m (12'10" x 8'10")

Range of joiner-built kitchen cabinets incorporating a ceramic sink unit. Electric cooker point. Automatic washing machine point. Gas fired combi boiler. Two Yorkshire sliding sash windows and a door to the rear garden, and a small casement window onto the Entrance Hall. Radiator.



FIRST FLOOR

LANDING

Loft hatch.

BEDROOM ONE

4.9m x 2.3m (16'1" x 7'7")

Telephone point. Television point. Casement window to the front. Radiator.



BEDROOM TWO

3.4m x 2.4m (11'2" x 7'10")

Casement window to the front. Radiator.



HOUSE BATHROOM

3.7m x 2.8m (12'2" x 9'2")

White suite comprising bath with shower over, wash basin and low flush WC. Casement window to the rear. Heated towel rail. Radiator.



OUTSIDE

The cottage occupies an overall plot of approximately 0.16 acres. The gardens lie entirely to the rear and are especially attractive, featuring extensive lawns, a stone paved patio area and numerous established shrubs and trees. A brick and pantile outbuilding, which is located part way down the garden currently provides a utility room and a store room with fireplace. Subject to securing the necessary consents, it has potential to convert to a home office/garden room or guest bedroom.

UTILITY ROOM

3.5m x 1.8m (11'6" x 5'11")

STORE ROOM

3.6m x 3.6m (11'10" x 11'10")



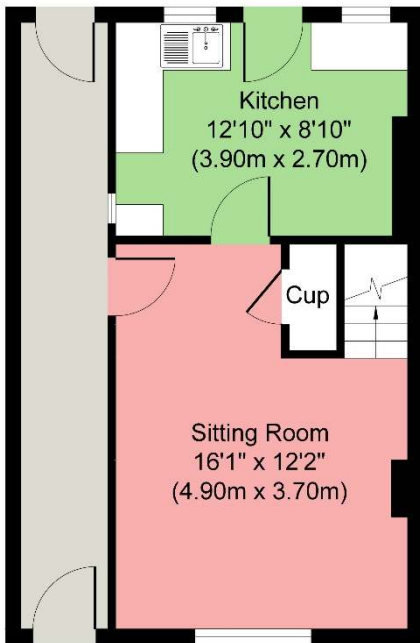
GENERAL INFORMATION

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 7HE.
EPC Rating: Current: D68. Potential: B81.
Viewing: Strictly by prior appointment through the Agent's office in Malton.

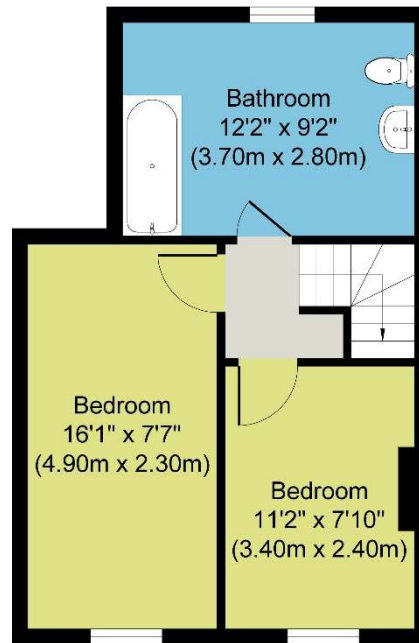




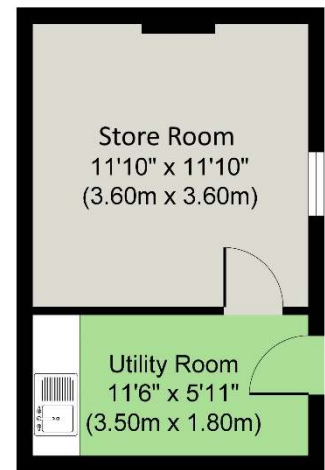
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Ground Floor
Approximate Floor Area
406 sq. ft
(37.73 sq. m)



First Floor
Approximate Floor Area
370 sq. ft
(34.37 sq. m)



Outbuildings
Approximate Floor Area
207 sq. ft
(19.25 sq. m)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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