

10 OLD MALTONGATE MALTON



An immaculately presented, three-storey Grade II Listed town house providing deceptively spacious three-bedroom accommodation within reach of all local amenities.

Sitting room with log burner, fitted kitchen,
first floor landing, bedroom one, house bathroom,
second floor landing, bedroom two & bedroom three.

Gas central heating. Secondary glazing.

Beautifully presented & with character features throughout.

Central location within easy reach of local amenities & transport links.

GUIDE PRICE £159,950

10 Old Maltongate is a three-storey, Grade II Listed town house dating from the early 1800s and is centrally located, within a short stroll of town centre amenities and transport links. We believe that the property started life as a shop with accommodation above, as evidenced by its distinctive bow window to its front elevation.

The property now offers extremely comfortable accommodation with many appealing features, as well as gas central heating and secondary glazing. The overall living space extends to approximately 600sq.ft and comprises sitting room with log burner and fitted kitchen to the ground floor, a double bedroom and house bathroom to the first floor, and two further bedrooms on the second floor (one double, one single). The whole house is immaculately presented throughout and is well worthy of viewing.

Malton is a thriving and highly regarded market town, with an excellent range of independent shops, cafés and everyday amenities, together with a vibrant food scene that has earned it the title of Yorkshire's Food Capital. The town offers a superb blend of character and convenience, with well-regarded schools, regular markets and a welcoming community atmosphere, whilst also benefiting from rail links to York and onward connections to Leeds and London. Surrounded by beautiful North Yorkshire countryside and within easy reach of the Howardian Hills, the North York Moors and the heritage coast, Malton is an ideal location for a prospective purchaser seeking the charm of a traditional market town alongside excellent accessibility.

ACCOMMODATION

SITTING ROOM

4.1m x 2.8m (max) (13'5" x 9'2")

Cast iron wood burning stove set on a stone hearth. Television point. Bow window to the front. Doors to the front and side. Radiator.



KITCHEN

2.5m x 2.5m (min) (8'2" x 8'2")

Range of kitchen cabinets incorporating a stainless steel single drainer sink unit. Range of integrated appliances including an electric oven, four ring ceramic hob with extractor hood, microwave, washer/dryer and fridge with freezer compartment. Staircase to the first floor. Casement window to the rear.



FIRST FLOOR

LANDING

Staircase to the first floor. Recessed spotlights. Mains wired smoke alarm.

BEDROOM ONE

3.4m x 2.9m (max) (11'2" x 9'6")

Stripped floorboards. Sash window to the front. Radiator.



HOUSE BATHROOM

2.8m x 1.6m (max) (9'2" x 5'3")

Matching white suite comprising bath with shower over, wash basin in vanity unit and low flush WC. Extractor fan. Gas fired combi boiler. Casement window to the rear. Heated towel rail.



SECOND FLOOR

LANDING

Mains wired smoke alarm.

BEDROOM TWO

3.4m x 2.9m (max) (11'2" x 9'6")

Stripped floorboards. Sash window to the front. Radiator.



BEDROOM THREE

2.5m x 2.4m (8'2" x 7'10")

Stripped floorboards. Shelled alcove. Casement window to the rear. Radiator.



OUTSIDE

A covered passage runs alongside the house, where there is the main point of entry into the house. Immediately behind the house is a shared yard area, where the bins can be stored.

GENERAL INFORMATION

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

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

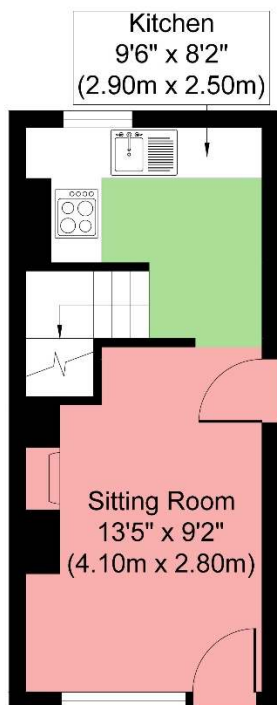
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO17 7EG.

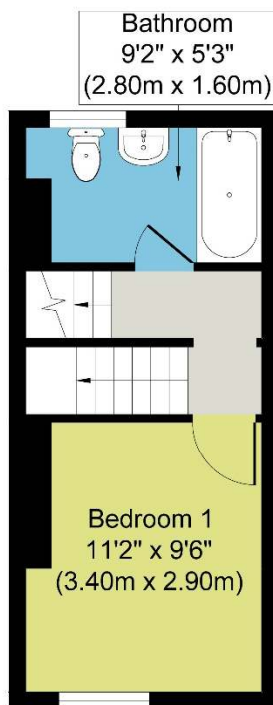
EPC Rating: Current: E52. Potential: B82.

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

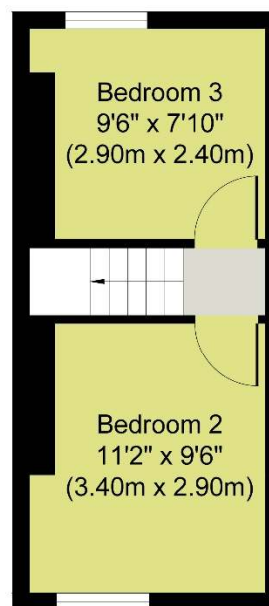




Ground Floor
Approximate Floor Area
202 sq. ft
(18.76 sq. m)



First Floor
Approximate Floor Area
202 sq. ft
(18.76 sq. m)



Second Floor
Approximate Floor Area
202 sq. ft
(18.76 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.

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.