



## 54 Old Maltongate | Malton

A period three bedroom townhouse situated in a convenient location, only a short walking distance from Malton town centre. The property is set back from the road with gardens to the front and rear. In need of modernisation and upgrading.

- Good-sized terraced property with attractive period features
- Three bedrooms, bathroom with separate cloakroom
- Central location to Malton town centre
- Two reception rooms and kitchen
- South-east facing rear garden
- In need of modernisation and upgrading



**Guide Price £199,000**

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## ACCOMMODATION ON THE GROUND FLOOR

### ENTRANCE HALL

Timber entrance door, staircase to first floor, cupboard.

### RECEPTION ROOM

13'10" x 9'11" (4.22m x 3.02m)

Front aspect timber frame single glazed window; cast iron open fireplace, tiled with timber surround; picture rail and double radiator.

### LIVING ROOM

13'9" x 10'5" (4.19m x 3.18m)

Rear aspect uPVC double glazed French doors; feature brick fireplace with cast iron multi-fuel stove; picture rail; single radiator.

### KITCHEN

13'9" x 9'9" (4.19m x 2.97m)

Rear aspect timber frame door with glazed units and timber frame single glazed window; range of base and wall mounted units; stainless steel sink and drainer with mixer tap over; built-in oven; 4 ring gas hob; plumbing for washing machine; Ideal Logic gas combi boiler; single radiator.

## TO THE FIRST FLOOR

### LANDING

Front aspect timber frame single glazed window.

### BEDROOM 1

12' x 10" (3.66m x 3.05m)

Front aspect timber frame single glazed window; open fireplace with tiled hearth and timber surround; picture rail; single radiator.

### BEDROOM 2

13'7" x 8'1" (4.14m x 2.46m)

Rear aspect timber frame single glazed window; open fireplace with timber surround; picture rail; single radiator

### BEDROOM 3

13'8" x 6'8" (4.17m x 2.03m)

Rear aspect timber frame single glazed window, single radiator.

### BATHROOM

Rear aspect timber frame opaque single glazed window; two piece suite comprising panelled bath with traditional telephone-style shower mixer faucet; pedestal wash hand basin; part tiled walls, single radiator.

### **SEPARATE CLOAKROOM**

Front aspect timber frame single glazed window; WC.

### **OUTSIDE**

To the front, there is a small forecourt garden with herbaceous borders, together with central flagged path. To the rear, there are good sized south-east facing gardens, part walled.

### **SERVICES**

We understand that the property is connected to mains electricity, gas, water and drainage. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

### **FREEHOLD**

We understand to be freehold with vacant possession upon completion.

### **VIEWING**

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

### **COUNCIL TAX BAND**

We are verbally informed the property lies in Band B. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

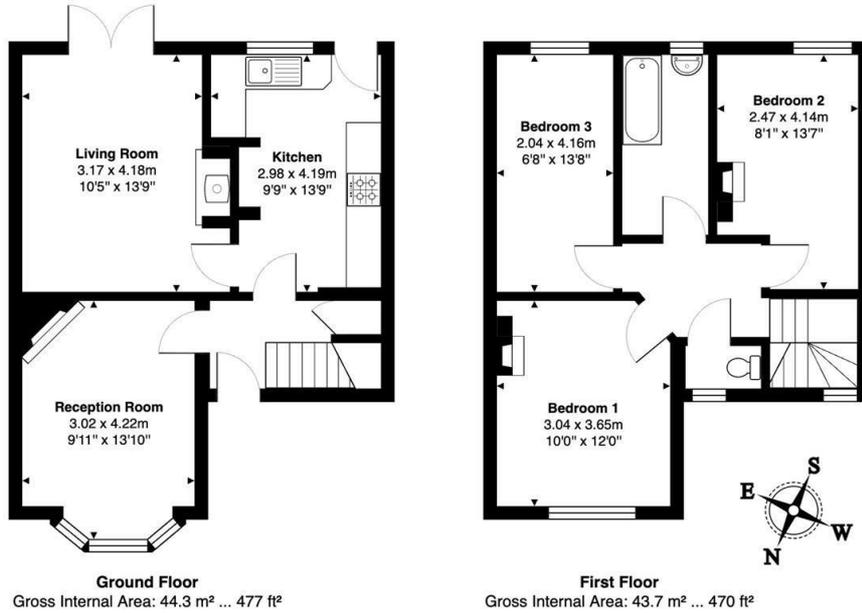
### **ENERGY PERFORMANCE RATING**

Assessed in Band C. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Malton Office.



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## 54 Old Maltongate, Malton, YO17 7EG



Gross internal Area: 88.0 m<sup>2</sup> ... 947 ft<sup>2</sup>

All measurements are approximated for display purposes only and should be independently verified  
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### VIEWING

Strictly by appointment with the Agents.

### COUNCIL TAX BAND

B

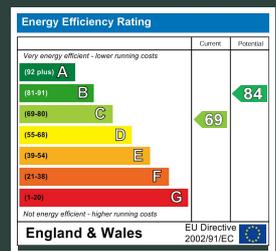
### ENERGY PERFORMANCE RATING

C

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**BC**  
Est. 1801