



## 46 Town Street

Old Malton, YO17 7HB

£695





# 46 Town Street

Old Malton, Malton, YO17 7HB

£695



46 Town Street is a lovely two bed semi detached cottage to let in Old Malton. This property has lots of charm and consists of a sitting/dining, kitchen, pantry/utility, bathroom and a lovely enclosed garden. Property available right away to let, viewings advised.

- Semi detached two bedroom cottage
- Sought after location of Old Malton
- Enclosed Gardens
- Open fire, latch style doors and exposed ceiling beams.
- Available mid May

## Entrance

Door into shared entrance alley and access to the property, which leads into the;

## Sitting Room/ Dining room

18'7 x 13'3 (5.66m x 4.04m)

Yorkshire Sash Window to the front with window seat TV and telephone point, open fire with decorative cast iron surround, exposed beams, radiator, door to the staircase and opening to the dining area. Yorkshire Sash Window to the rear garden, Radiator and a walk in cloak cupboard.

## Kitchen

7'11 x 11'7 (2.41m x 3.53m)

Tiled flooring, drying rack, radiator, wall and base units, plumbing for washer, electric cooker point, one and half bowl sink unit, Yorkshire Sash Window and door to garden and walk in pantry.

## Pantry and Utility

7'4 x 3'4 (2.24m x 1.02m)

Tiled flooring, plumbing for a washer and single glazed window to the rear.

## First Floor Landing

Radiator and access to the loft.

## Walk in storage

3'6 x 8'10 (1.07m x 2.69m )

Cupboard with lighting and shelving.

## Bedroom one

10'3 x 11'7 (3.12m x 3.53m)

Yorkshire sash window to the front (secondary glazed) and radiator.

## Bedroom two

6'3 x 10'5 (1.91m x 3.18m )

Yorkshire sash window to the rear and radiator.

### Bathroom

5'4 x 6'3 (1.63m x 1.91m)

Panel bath with shower attachment, low flush WC, wash basin, part tiled walls, skylight and radiator.

### Exterior

The front of the property is flush to the kerb, rear lawned garden, well stocked, fully enclosed with garden shed.

### Council Tax Band D

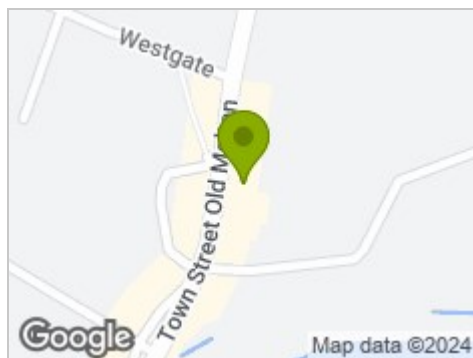
### Location

Old Malton is a charming location and close to two well regarded pubs and just a short walk into Malton town centre which offers a good selection of amenities and eateries. Malton and Norton has a good selection of schools and excellent transport links between York and the east coast.





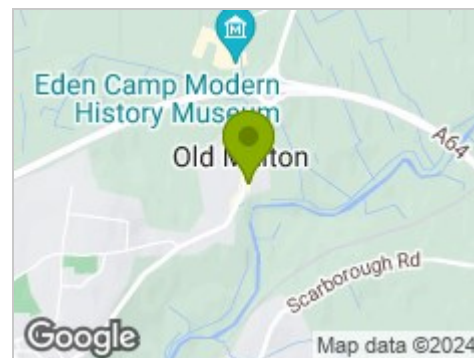
## Road Map



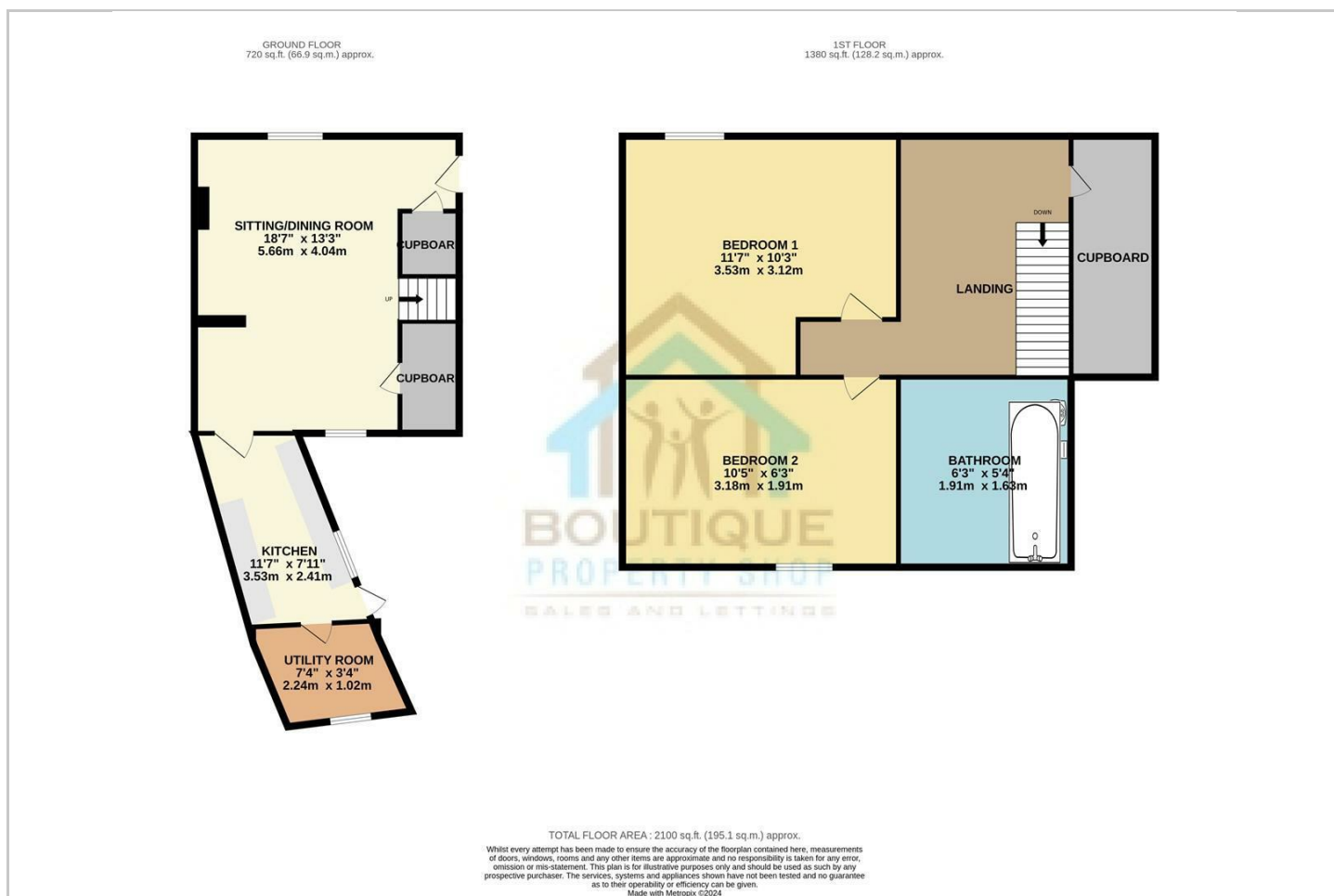
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.