



7 Greengage Close
Malton, YO17 7FP
Guide price £330,000


WILLOWGREEN
ESTATE AGENTS

Charming 3-Bedroom Detached Home with Accommodation Over Three Floors

This beautifully presented three-bedroom detached home offers spacious and versatile living across three floors, finished to a high standard with quality fittings throughout. 7 Greengage Close is the singular detached 3 storey home on the popular Broughton Manor Development.

The ground floor features a welcoming entrance hall leading to a cloakroom, a well-equipped kitchen with ceramic floor tiles, a range of base and wall units, a 5 ring ceramic hob with extractor hood, a double oven, and a built-in dishwasher and washing machine. The bright and airy sitting room boasts oak doors and French doors opening onto the landscaped rear garden, perfect for entertaining.

On the first floor, there are two well-proportioned bedrooms and a fully tiled family bathroom.

The second floor is dedicated to an impressive master suite, complete with a dressing area and an ensuite shower room featuring stylish ceramic floor tiles.

Externally, the property benefits from a garage with an up-and-over door, power, and lighting, as well as ample driveway parking. The landscaped rear garden is a private oasis, complete with a charming timber summer house with French doors, providing an ideal space for relaxation or a home office.

A wonderful opportunity to acquire a stylish and well-appointed family home in a desirable location. Viewing is highly recommended.



LOCATION

Malton is a charming market town in North Yorkshire, often referred to as "Yorkshire's Food Capital" due to its thriving food scene, independent eateries, and regular food markets. Nestled on the edge of the Howardian Hills, an Area of Outstanding Natural Beauty, Malton offers a blend of historic character, countryside charm, and modern convenience.

The town boasts excellent transport links, with a train station providing easy access to York, Leeds, and beyond, as well as proximity to the A64 for road travel. Residents enjoy a welcoming community, a variety of boutique shops, and access to scenic walking trails along the River Derwent. With a mix of period properties, modern developments, and countryside retreats, Malton is an ideal location for those seeking a blend of rural tranquility and vibrant local culture.

HALLWAY 9'3" x 8'11" (2.83 x 2.74)

KITCHEN 9'2" x 18'0" (2.8 x 5.49)

LIVING ROOM 13'2" x 13'6" (4.02 x 4.12)

BEDROOM 2 12'10" x 12'3" (3.93 x 3.74)

BATHROOM 6'2" x 6'9" (1.90 x 2.08)

BEDROOM 3 6'2" x 8'11" (1.9 x 2.72)

LANDING 6'5" x 18'1" (1.96 x 5.52)

BEDROOM 1 12'10" x 13'0" (3.93 x 3.97)

DRESSING AREA

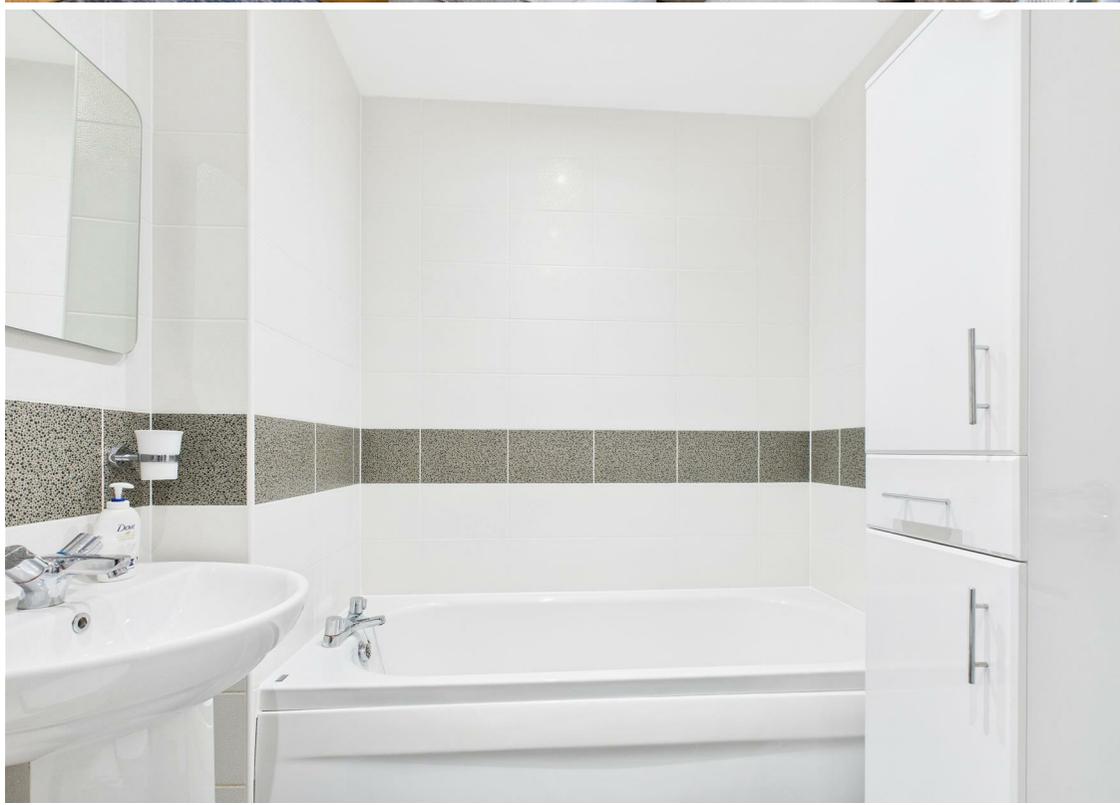
ENSUITE 9'3" x 8'11" (2.83 x 2.74)

GARAGE 8'10" x 17'3" (2.7 x 5.27)

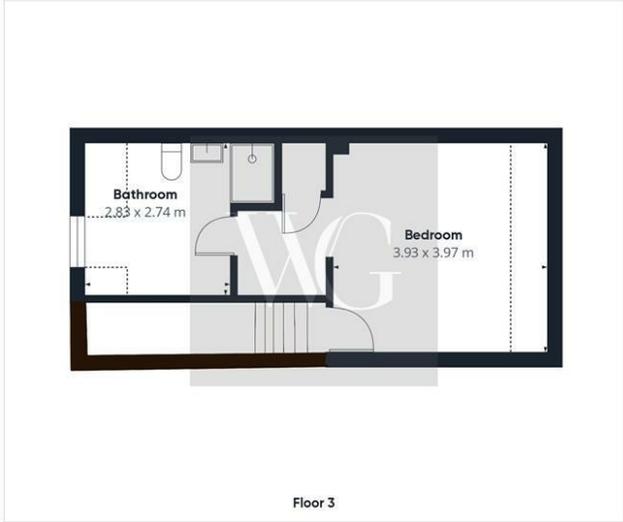
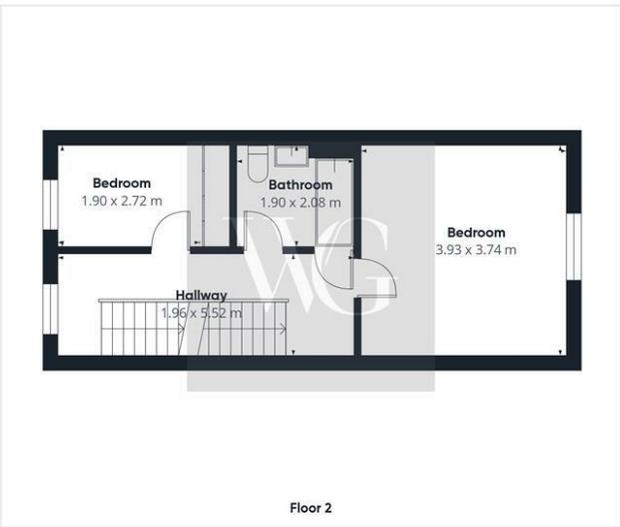
GARDEN

EPC RATING

COUNCIL TAX BAND D







WG

Approximate total area[®]
111.69 m²

Reduced headroom
3.98 m²

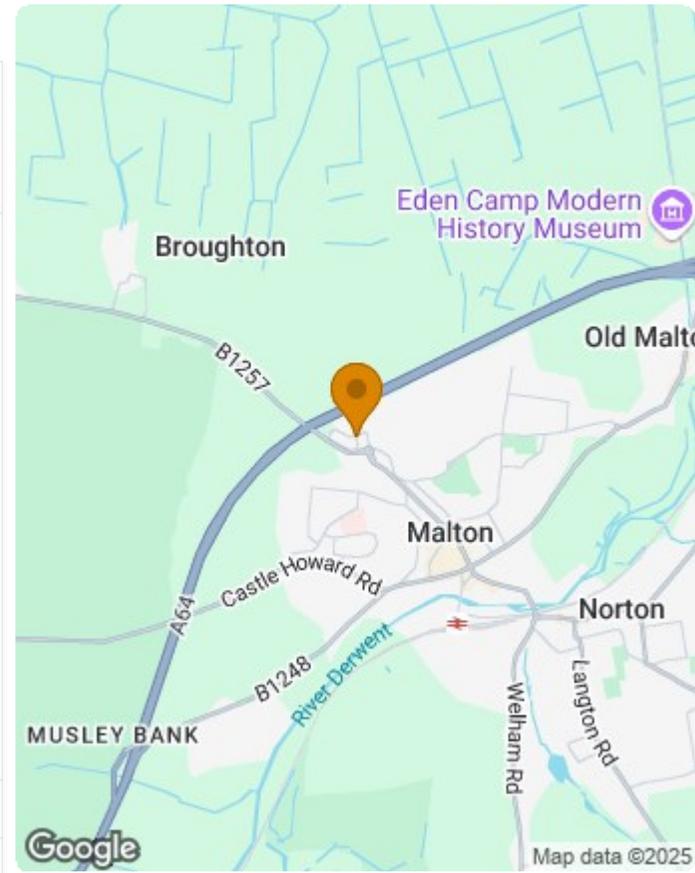
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398