

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(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		88
(81-91) B		
(69-80) C	79	
(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		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



The Old Chapel, Town Street, Old Malton, North Yorkshire, YO17 7HD

Guide price £339,000

The Old Chapel is a unique two bedroom, two bathroom property just listed in the sought after location of Old Malton. A truly, one off home with no expense spared and finished to an extremely high standard.

During the conversion, care was taken to retain original features such as the feature brick archway to the front elevation. The window openings were extended downwards to allow light to both ground floor and first floor rooms. These were finished with a combination of handmade sliding sash and flush casement windows. A large full height, floor to roof gable window was added, along with the addition of a custom made oversized triple roof window.

High end fixtures and fittings have been used throughout, including a bespoke staircase designed by the current owners. Smeg appliances were specified along with a designer kitchen, including an integrated wine cooler and a bespoke oak larder. Screwless black nickel faceplates to all outlets switches along with feature lighting in each room. 100% natural sisal & cotton carpets were used along with other sustainable materials we used throughout to keep the environmental impact of the build low.

Polished limestone flooring finishes the ground floor, which also includes underfloor heating throughout. Other final finishes were added, including one-off light fittings (upcycled titanium furring's from Rolls Royce jet engines!), and a 200kg circular cast iron bathtub!

The property was purchased in 2017 by local well known builders, Bear Builders, and was formerly owned by Fitzwilliam Trust, and had extant planning permission to be converted into a two-bed dwelling.

EPC Rating C



OPEN-PLAN LIVING & KITCHEN

19'5" x 29'10" (5.92m x 9.10m)

Windows to front and side aspect, tiled flooring with underfloor heating, wall lights, TV points, power points, data points, storage cupboards, bespoke oak staircase leading to first floor.



Laura Ashley kitchen, Silestone work surfaces and upstands, double Belfast sink, Smeg double oven, Smeg integrated microwave / oven, Smeg six burner gas hob and Smeg extractor hood, integrated dishwasher, integrated washer/dryer, bespoke larder storage cupboard, wine cooler fridge.

MASTER BEDROOM

11'5" x 13'1" (3.50m x 4.00m)

Window to side aspect, wall lights, power point, data points, cast iron radiators, window shutters, feature lighting.

MASTER EN-SUITE

Tiled flooring, panelled walls, low flush WC, bowl sink with vanity unit, walk in shower, extractor fan, feature lighting.

BEDROOM TWO

11'10" x 13'1" (3.61m x 4.01m)

Window to front aspect, power points, data point, cast iron radiators, window shutters, feature lighting.

MAIN BATHROOM

Window to front aspect, under floor heating, tiled flooring, down lighting & feature lighting, wall hung WC, bowl sink, heated towel rail, walk in shower, circular cast iron bathtub, storage cupboard.

EXTERIOR

No official parking.

COUNCIL TAX BAND D

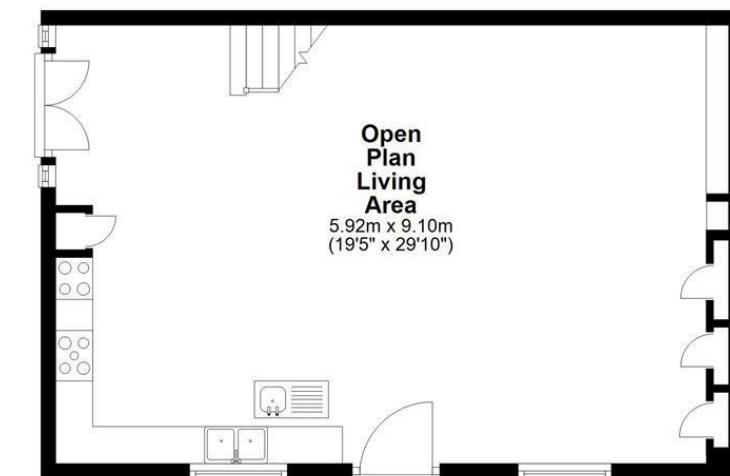
TENURE

Freehold.

SERVICES

Mains drains, mains electric, mains gas.

Ground Floor
Approx. 53.9 sq. metres (579.9 sq. feet)



First Floor
Approx. 53.9 sq. metres (579.9 sq. feet)



Total area: approx. 107.7 sq. metres (1159.7 sq. feet)
The Old Chapel, 32 Town Street