



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div>65</div>	<div>79</div>
(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 <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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](http://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.

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England and Wales VAT Reg. No 934616515



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



13, Maiden Greve, Malton, YO17 7BE  
Guide price £550,000

Individually Designed Three-Bedroom Detached Bungalow on an Exceptional Corner Plot – Built by Renowned Local Builder Wilf Oldfield.

- Occupying a prime corner position within this popular residential development, this outstanding detached bungalow was individually designed and built by respected local builder Wilf Oldfield. Apart from the bungalow opposite, it stands on what is likely the largest plot on the estate, offering space, privacy, and beautifully landscaped surroundings.
- Approached via a spacious block-paved driveway with parking for multiple vehicles, the property enjoys an elegant first impression with a covered veranda to the front door, flanked by mature trees and immaculate gardens that wrap around the property. A summer house and ornamental pond enhance the outdoor space, providing a tranquil retreat in all seasons.
- Internally, the home offers generous and well-balanced accommodation, including three double bedrooms, a large family bathroom with corner bath and separate shower cubicle, and two large hallway storage cupboards. Bedroom One enjoys a dual-aspect outlook, bathing the space in natural light.
- The welcoming sitting room features a gas fire set within a striking brick fireplace, leading into a bright and peaceful sun room overlooking the rear garden. The kitchen includes an integrated oven and ample storage, with a separate laundry room for added practicality.
- A detached double garage provides secure parking, storage, or workshop space, while the wide frontage and well-tended gardens elevate the overall sense of quality and space. This rarely available bungalow is perfect for downsizers, families or buyers seeking single-storey living in a beautifully established setting close to excellent local amenities.





**LOCATION**  
Nestled on the banks of the River Derwent, Malton is a vibrant Georgian market town renowned for its culinary excellence and rich heritage. Celebrated as Yorkshire’s food capital, Malton boasts a delightful array of artisan food shops, independent boutiques, and acclaimed eateries, making it a haven for food enthusiasts and culture seekers alike.

The town's bustling Market Place hosts regular markets and the renowned Malton Food Lovers Festival, attracting visitors from far and wide. With a thriving community spirit, Malton offers a unique blend of traditional charm and modern amenities.

Excellent transport links, including a railway station with direct services to York and Scarborough, ensure easy connectivity.

Surrounded by the picturesque landscapes of the North York Moors and within easy reach of the Yorkshire coast, Malton provides an idyllic setting for both residents and visitors. Whether you're exploring its historic sites, indulging in gourmet delights, or enjoying the natural beauty, Malton offers a lifestyle that's both enriching and inviting.

**HALLWAY**  
15'8" x 4'11" (4.80 x 1.51)

**LIVING ROOM**  
18'9" x 11'4" (5.73 x 3.47)

**DINING ROOM**  
10'9" x 11'11" (3.28 x 3.65)

**SUNROOM**  
6'2" x 11'4" (1.89 x 3.46)

**KITCHEN**  
10'10" x 11'2" (3.31 x 3.41)

**LAUNDRY ROOM**  
8'1" x 5'3" (2.47 x 1.61)

**BEDROOM ONE**  
12'1" x 10'0" (3.70 x 3.06)

**BEDROOM TWO**  
11'10" x 9'11" (3.62 x 3.04)

**BEDROOM THREE**  
11'0" x 11'3" (3.36 x 3.45)

**BATHROOM**  
8'5" x 7'10" (2.57 x 2.41)

**DOUBLE GARAGE**  
18'5" x 20'8" (5.63 x 6.32)

**COUNCIL TAX BAND D**

**EPC RATING D**

