

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		96
(81-91) B	84	
(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		96
(81-91) B	85	
(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		

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



**28, Showground Road, Malton,
North Yorkshire, YO17 7PJ**
Guide price £275,000

28 Showground Road is a beautifully presented three bedroom home located on Linden Homes, the well regarded development, just a short walk away from Malton town centre.

In brief this property comprises; entrance hallway, guest cloakroom, sitting room and modern kitchen/diner with French doors leading onto the rear garden. To the first floor there are three good sized bedrooms, a stylish bathroom and en-suite to the master bedroom.

Externally, there is a lawned garden to the rear with a patio and side access to the garage. To the front is laid to lawn with a garage and driveway parking.

Malton is a popular market town offering a range of local facilities including shops, pubs, excellent schooling and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the east coast and the west towards York, Leeds and the wider motorway network. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

EPC Rating B



ENTRANCE HALLWAY

Door to front, radiator, power points, stairs to first floor landing.

KITCHEN/DINING ROOM

16'11" x 9'1" (5.18m x 2.77m)

Window to front aspect, tiled flooring, a range of wall and base units with roll top work surfaces, sink and drainer unit, integrated dishwasher, electric oven, gas hob, extractor hood/fan, spot lights, fitted units, radiator, power points.



GUEST CLOAKROOM

Integral wash hand basin, low flush WC, radiator.

SITTING ROOM

10'3" x 16'1" (3.14m x 4.91m)

Window to rear aspect, TV point, radiator, power points.



FIRST FLOOR LANDING

Power points, loft access.

MASTER BEDROOM

12'6" x 9'2" (3.83m x 2.80m)

Window to rear aspect, radiator, power points.



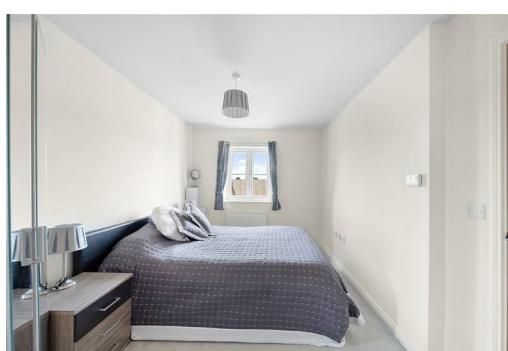
MASTER EN-SUITE

Low flush WC, integral wash hand basin, tiled flooring, fully tiled enclosed shower, part tiled walls, wall hung mirrored unit, shaver point, extractor fan.

BEDROOM TWO

10'0" x 9'2" (3.05m x 2.80m)

Window to front aspect, radiator, power points.



BEDROOM THREE

8'3" x 7'1" (2.53m x 2.16m)

Window to rear aspect, radiator, power points.

HOUSE BATHROOM

Opaque window to front aspect, low flush WC, integral wash hand basin, panel enclosed bath with mixer taps and shower over, part tiled walls, shaver point, extractor fan, spotlights, heated towel rail.



GARDEN

Patio area and side access to the garage, fence enclosed, laid to lawn, external light and outdoor tap.

GARAGE

Up and over door, power and lighting.

COUNCIL TAX BAND C

SERVICES

Mains gas, water and drainage.

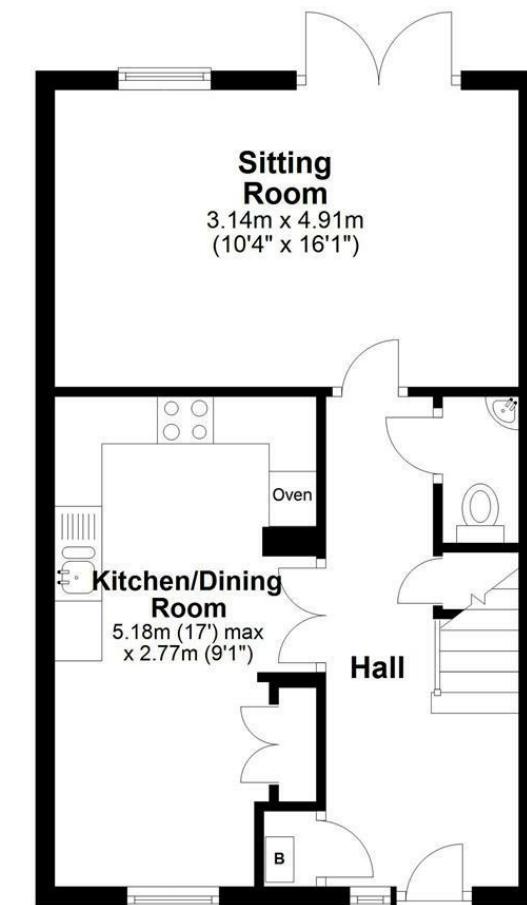
TENURE

Freehold.



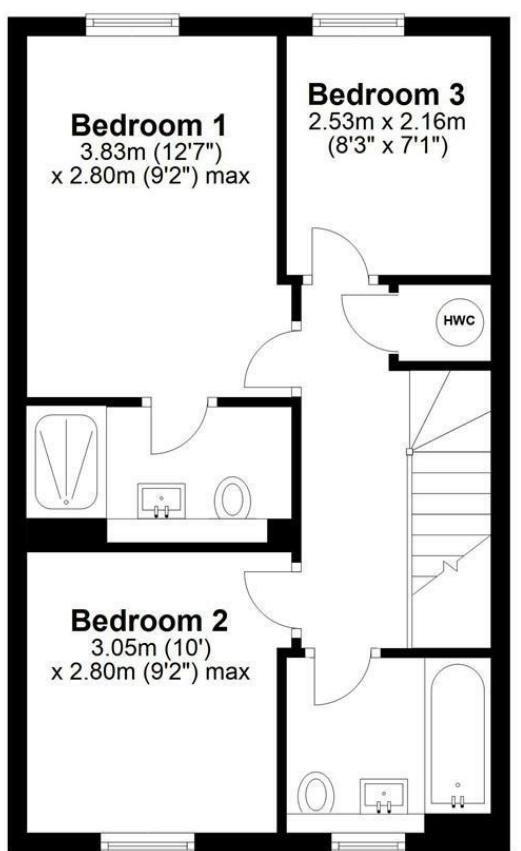
Ground Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



Total area: approx. 82.7 sq. metres (889.9 sq. feet)

28 Showground Road, Malton