



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div></div>	<div></div>
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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		<div></div>	<div></div>
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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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.

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



## 26, Pasture Lane, Malton, North Yorkshire, YO17 7BS Guide price £235,000

26 Pasture Lane is a detached family home situated in Malton within walking distance to the town centre and local primary schools.

In brief the property offers: entrance hallway, sitting room, kitchen, dining room with French doors leading out to the conservatory and guest cloakroom. To the first floor there are three bedrooms with an en-suite to the master and a fully fitted house bathroom.

Externally, there is a rear enclosed low maintenance garden with summer house. To the front there is a low maintenance garden and driveway parking with multiple vehicles with integral garage.

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 D



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

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



ENTRANCE HALL

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

GUEST CLOAKROOM

2'7" x 5'5" (0.81 x 1.67)

Window to front aspect, low flush WC, wash hand basin with pedestal, part tiled, extractor fan.

SITTING ROOM

13'2" x 13'4" (4.03 x 4.07)

Window to front aspect, under stairs storage cupboard, power points, TV point, telephone point, gas fire with feature surround,

DINING ROOM

7'6" x 10'8" (2.30 x 3.26)

French doors leading to conservatory, power points, radiator.

KITCHEN

8'4" x 10'8" (2.56 x 3.26)

Window to rear aspect, door to side aspect, range of wall and base units with roll top work surfaces, stainless steel sink and drainer unit with mixer tap, tiled splash back, single electric oven, gas hob, extractor hood, space for washing machine, space for fridge freezer, power points, radiator.

CONSERVATORY

15'11" x 8'8" (4.86 x 2.66)

Windows to side and rear aspect, doors to rear aspect, radiator, power points, exposed brick.

FIRST FLOOR LANDING

Window to side aspect, power points, radiator, loft access, airing cupboard.

BATHROOM

5'5" x 6'1" (1.66 x 1.86)

Window to rear aspect, fully tiled walls, extractor fan, panel enclosed bath with shower over, low flush WC, wash hand basin with pedestal, shaver point.

BEDROOM ONE

8'7" x 11'7" (2.62 x 3.55)

Window to front aspect, power points, radiator.

EN-SUITE

Window to side aspect, fully tiled shower cubicle, wash hand basin with vanity unit.

BEDROOM TWO

10'9" x 9'6" (3.30 x 2.92)

Window to rear aspect, power points, radiator.

BEDROOM THREE

7'8" x 5'8" (2.34 x 1.75)

Window to front aspect, power points, radiator, over stairs storage cupboard.

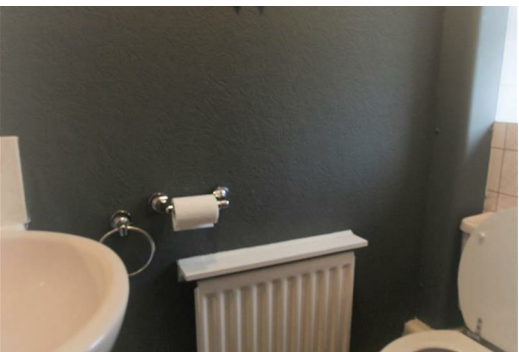
GARAGE

8'7" x 17'4" (2.62 x 5.29)

GARDEN

Patio area, outside tap, raised flower beds, side access, summer house.

COUNCIL TAX BAND D



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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