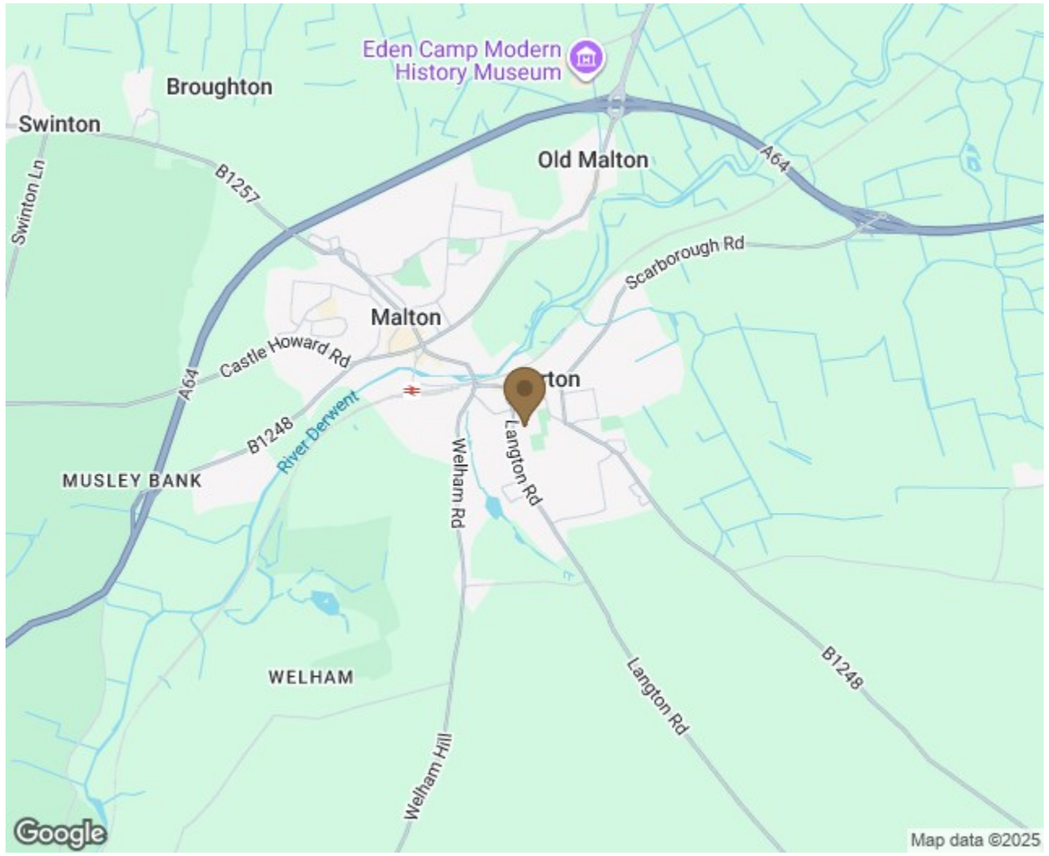

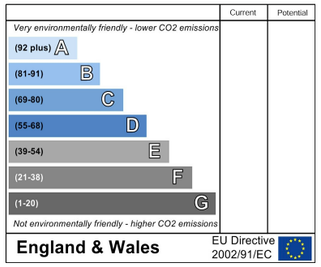

Viewing Arrangements

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

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

WILLOWGREEN
ESTATE AGENTS

35, Sutton Street, Malton, North Yorkshire, YO17 9AW
Guide price £210,000

Charming bay fronted Victorian terrace with period features.

This beautifully presented two-bedroom Victorian terrace seamlessly blends classic character with modern convenience. Boasting an elegant bay-fronted façade, the home welcomes you into a cosy sitting room, complete with a log burner set within a stone hearth and surround, as well as coving and stripped wooden floors adding to its period charm.

The kitchen features a range and ceramic flooring with underfloor electric heating, ensuring warmth underfoot, while the three-piece bathroom suite, located upstairs, includes an over-bath shower and a combi boiler for efficient heating and hot water.

Both spacious bedrooms retain their original open fireplaces, offering a timeless touch of character. A boarded loft provides excellent additional storage, while the useful outbuildings, currently utilised as a utility room and storage, present a fantastic opportunity for conversion into a home office or studio space.

Outside, the rear garden offers a tranquil retreat, perfect for relaxation or entertaining. With a blend of period elegance and this home is a must-see for those seeking both style and practicality.

KITCHEN
11'2" x 15'1" (3.41 x 4.62)

SITTING ROOM
13'0" x 11'6" (3.98 x 3.52)

HALLWAY
3'6" x 3'2" (1.09 x 0.99)

BEDROOM ONE
10'7" x 13'1" (3.25 x 4.00)

BEDROOM TWO
13'6" x 8'7" (4.12 x 2.64)

BATHROOM
10'1" x 6'1" (3.09 x 1.86)

LANDING
2'11" x 2'11" (0.89 x 0.90)

COUNCIL TAX BAND B

LOCATION
Malton is a charming market town in North Yorkshire, known for its vibrant community, historic character, and reputation as Yorkshire's food capital. It offers a mix of traditional and modern amenities, including independent shops, cafes, and regular farmers' markets. With excellent transport links to York and the coast, as well as beautiful countryside nearby, Malton is an ideal location for families, professionals, and retirees alike.

Floor 1

Floor 2

Approximate total area(1)
66.04 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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