



**6, Greengage Close, Malton,  
North Yorkshire, YO17 7FP  
Guide price £295,000**

6 Greengage Close is a stylish and modern three bedroom home located on the Taylor Wimpey development in Malton. This home has been carefully renovated in recent years by the current owner to an extremely high standard.

In brief this beautifully presented property comprises; entrance hallway, guest cloakroom, sitting room, open plan kitchen diner with island and doors onto garden. To the first floor are three bedrooms with en-suite to the master and house bathroom.

Outside there is contemporary style south facing garden with patio and decking area. There is a garage and driveway parking for multiple vehicles. To the front is a well presented laid to lawn garden with hedged border.

In recent years, Malton has been able to address many of the economic challenges faced by other rural towns. It offers a good range of amenities, including supermarkets, quirky shops, artisan food producers, restaurants, cafés and pubs, tennis courts, high street banks, gyms, a cinema and excellent schools. The town is well-placed for access to York (approximately 18 miles), Scarborough (approximately 25 miles), and Leeds (approximately 47 miles). The Coastliner bus service operates frequent services from Leeds and York via Malton to Scarborough, Whitby and other towns on the east coast. Malton railway station provides fast regular services to York, Leeds, Manchester, and Liverpool, as well as the east coast.

EPC Rating B



| Energy Efficiency Rating  |           |
|---|-----------|
| Current   | Potential |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b>                     | <b>95</b> |
| (81-91) <b>B</b>  | <b>83</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<br>(92 plus) <b>A</b> | <b>97</b> |
| (81-91) <b>B</b>  | <b>86</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 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 916 600 | 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  
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**ENTRANCE HALL**

Tiled flooring, stairs leading to the first floor, radiator and power points.

**SITTING ROOM**

14'7" x 8'11" (4.45m x 2.72m)  
Window to the front aspect, Tv point and radiator.

**KITCHEN/DINER**

15'10" x 13'10" (4.85m x 4.24m)  
Window to rear, tiled flooring, range of wall and base units with integrated appliances including; fridge/freezer, dishwasher, oven, microwave, washing machine and induction hob. Kitchen island, pantry, doors to rear garden, power points and radiator.

**GUEST CLOACKROOM**

Tiled flooring, modern suite with low level WC and wash hand basin, extractor fan and under-stairs storage cupboard.

**FIRST FLOOR LANDING**

Window to side access, loft access, power points and radiator.

**MASTER BEDROOM**

12'9" x 12'7" (3.89m x 3.84m)  
Window to front aspect, fitted wardrobes, TV point, radiator and door to the en-suite.

**MASTER EN SUITE**

Window to front aspect, wall hung WC, fully tiled walls, walk in shower with power shower, heated towel rail, wash bowl sink with vanity unit , de-mist mirror and extractor fan.

**BEDROOM TWO**

11'1" x 9'3" (3.38m x 2.84m)  
Window to rear aspect, fitted wardrobes, radiator and power points.

**BEDROOM THREE**

6'7" x 6'3" (2.01m x 1.91m )  
Window to the rear aspect and radiator.

**BATHROOM**

Window to side aspect, tiled flooring, tiled walls, bath with shower and screen, wall hung WC, wash bowl sink, heated towel radiator, de-mist mirror and extractor fan.

**GARAGE**

10'5" z 8'5" (3.20m z 2.59m)  
Power & up and over door.

**STORE**

8'5" x 6'5" (2.59m x 1.98m)

**COUNCIL TAX BAND C**

**SERVICES**

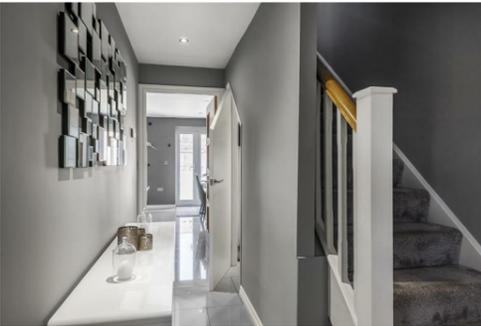
Mains gas, water and electricity and newly installed combi boiler.

**TENURE**

Freehold

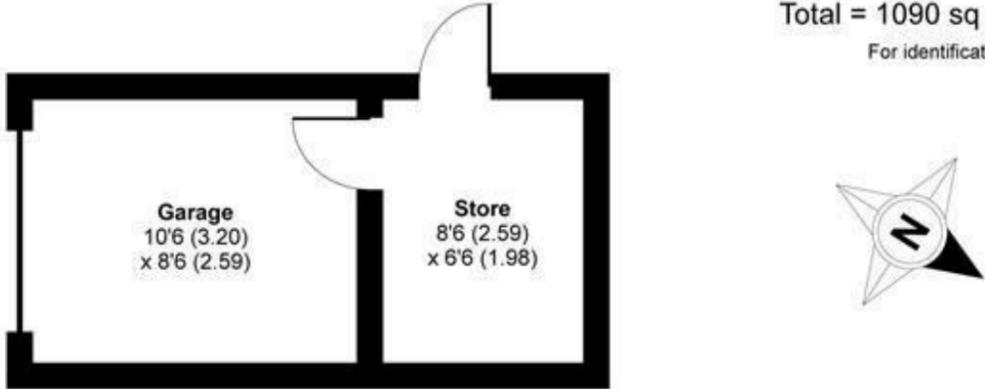
**PARKING**

Driveway parking for multiple vehicles.

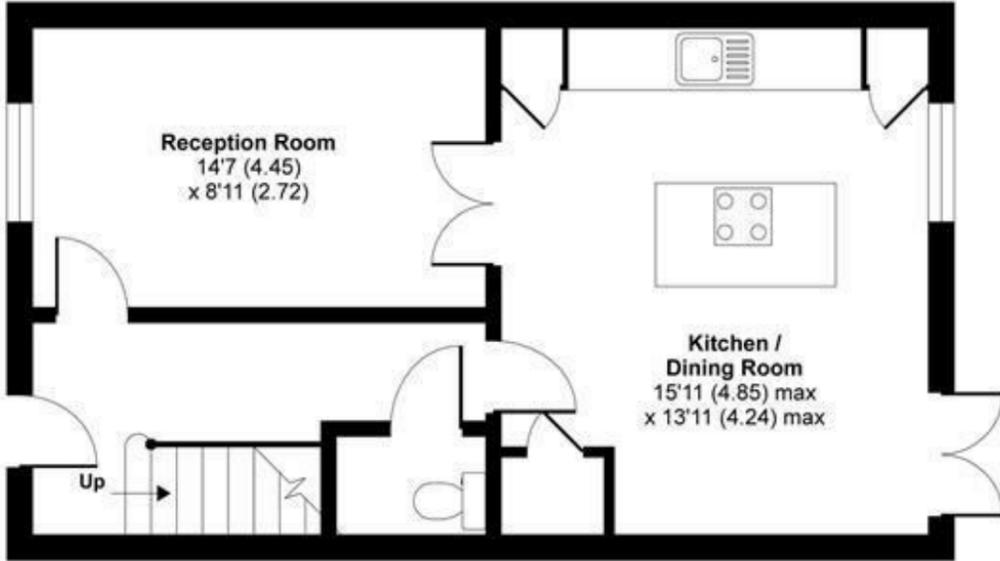


**Greengage Close, Malton, YO17**

Approximate Area = 1035 sq ft / 96.1 sq m (includes garage)  
Outbuilding = 55 sq ft / 5.1 sq m  
Total = 1090 sq ft / 101.2 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2021. Produced for Willowgreen Estate Agents. REF: 748386

