



66 Newbiggin  
Malton, YO17 7JF  
Guide price £445,000

WILLOWGREEN  
ESTATE AGENTS

# 66 Newbiggin, Malton, YO17 7JF

66 Newbiggin is a characterful end-terrace property, set in the heart of Malton, offers generous space, charming period touches, and plenty of scope to modernise and make your own. With a fantastic-sized living room, flexible bedroom layout, and private parking with a garage, this home presents a rare opportunity to create a stylish residence in one of North Yorkshire's most desirable market towns.

A handsome bay-fronted façade sets the tone for the property. Inside, the spacious living room stretches across the front of the house, its large bay window flooding the room with light and offering a wonderful space for family living. The kitchen, well-proportioned and fitted with integrated appliances, provides an excellent foundation for those wishing to update to their own taste. A ground-floor shower room and separate utility add practicality to the layout, with direct access to the rear.

## ENTRANCE HALL

14'2" x 3'5" (4.32 x 1.06)

## LIVING ROOM

14'1" x 12'5" (4.31 x 3.80)

## DINING ROOM

14'1" x 12'10" (4.31 x 3.93)

## KITCHEN

15'9" x 8'6" (4.81 x 2.60)

## BATHROOM ONE

10'8" x 5'4" (3.26 x 1.64)

## UTILITY ROOM

5'6" x 8'8" (1.70 x 2.66)

## LANDING

10'11" x 3'6" (3.34 x 1.09)

## BEDROOM ONE

14'3" x 14'5" (4.35 x 4.41)

## BEDROOM TWO

15'8" x 8'5" (4.80 x 2.58)

## EN-SUITE

11'3" x 8'6" (3.45 x 2.61)

## BALCONY

## OFFICE

14'2" x 9'6" (4.33 x 2.92)

## BEDROOM FOUR

17'10" x 15'7" (5.44 x 4.77)

## EXTERIOR

## LOCATION

Malton is a charming market town in

North Yorkshire, often referred to as "Yorkshire's Food Capital" due to its thriving food scene, independent eateries, and regular food markets. Nestled on the edge of the Howardian Hills, an Area of Outstanding Natural Beauty, Malton offers a blend of historic character, countryside charm, and modern convenience.

The town boasts excellent transport links, with a train station providing easy access to York, Leeds, and beyond, as well as proximity to the A64 for road travel. Residents enjoy a welcoming community, a variety of boutique shops, and access to scenic walking trails along the River Derwent. With a mix of period properties, modern developments, and countryside retreats, Malton is an ideal location for those seeking a blend of rural tranquility and vibrant local culture.

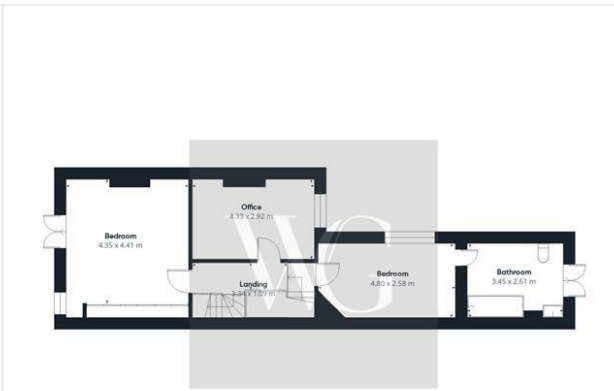
**COUNCIL TAX BAND B**

**EPC RATING D**

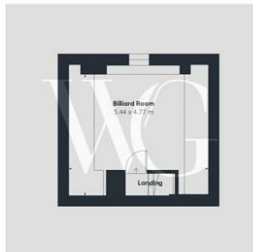




Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2

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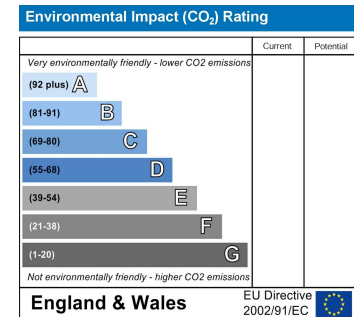
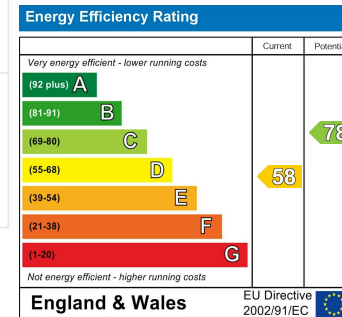
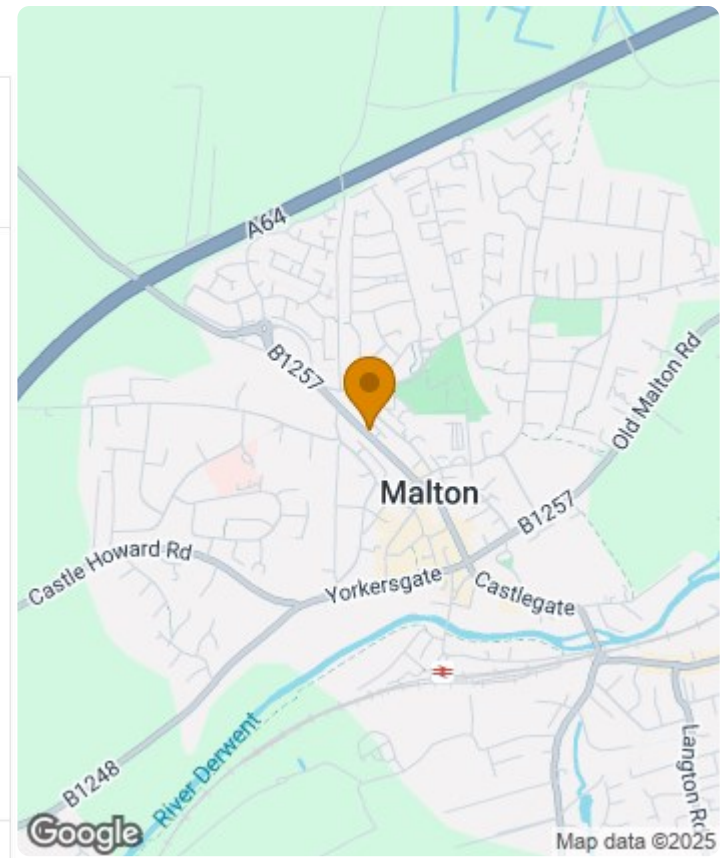
Approximate total area<sup>(1)</sup>  
175.8 m<sup>2</sup>  
Reduced headroom  
10 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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