

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</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		
(92 plus) <b>A</b>		<b>67</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 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



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



## 50, Westgate, Old Malton, North Yorkshire, YO17 7HE Price guide £230,000

50 Westgate is a quirky and cosy cottage located in this sought after area of Old Malton. With an enclosed garden, garage & parking, this is such a charming home.

In brief, this beautifully presented home comprises; sitting room with beamed ceiling and log burner, kitchen with stable door to rear. To the first floor is the master bedroom with fitted wardrobes and house bathroom. To the second floor is the second loft bedroom.

Outside, this property benefits from a decking area perfect for your morning coffee as you step out of your kitchen. Then there is an enclosed garden further up the side lane with a summer house, green house, raised vegetable beds, plant and shrub borders. There is also a garage with parking in front.

Old Malton is a highly regarded village just on the northern outskirts of Malton, which is a popular market town offering plenty of local facilities including shops, pubs, primary and secondary schools 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 E





SITTING ROOM

11'5" x 12'2" (3.48m x 3.72m)  
Window to front aspect, exposed beams, wooden style flooring, feature fireplace with log burning stove, shelving, radiator, stairs to first floor, TV point and power points.

KITCHEN

5'4" x 9'5" (1.65m x 2.88m)  
Window to rear aspect, stable door to rear, tiled floor, exposed beams, wall and base units with work surfaces, Belfast sink, cooker and power points.

FIRST FLOOR LANDING

BEDROOM ONE

11'6" x 12'1" (3.52m x 3.70m)  
Window to front aspect, beamed ceiling, wall lights, fitted wardrobes, cupboard housing combi boiler, radiator, power points.

HOUSE BATHROOM

Window to rear aspect, wooden style flooring, panel enclosed bath with mixer taps and shower above, low flush WC, wash hand basin with vanity unit, wall towel radiator.

BEDROOM TWO

12'7" x 12'4" (3.84m x 3.78m)  
Windows to front and side aspect, beamed ceiling, wooden flooring, fitted eaves storage cupboards, radiator, TV point, power points.

GARDEN

Outside, this property benefits from a decking area perfect for your morning coffee as you step out of your kitchen. Then there is an enclosed garden further up the side lane with a summer house, green house, raised vegetable beds, plant and shrub borders. There is also an outbuilding, garage with parking in front.

GARAGE

Electric.

COUNCIL TAX BAND B

SERVICES

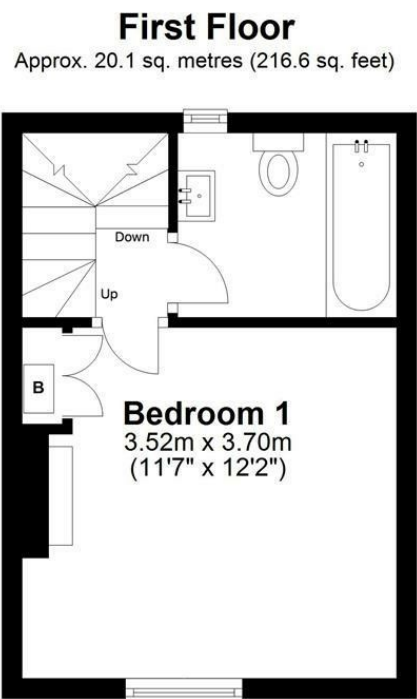
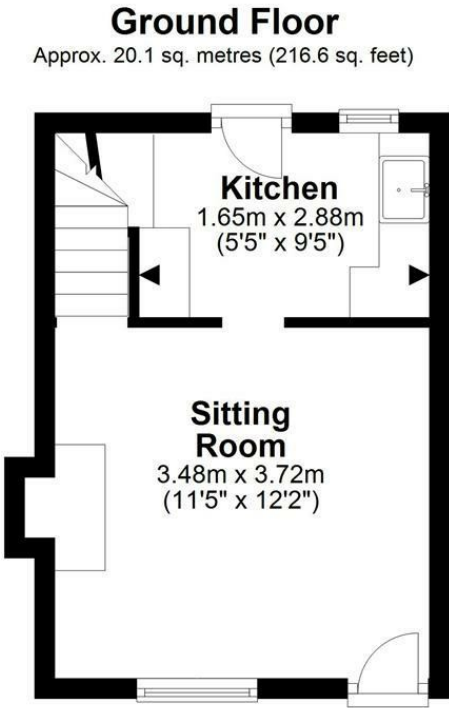
Mains water, gas central heating and electric.

TENURE

Freehold.

ADDITIONAL INFORMATION

Right of access from the neighbouring properties.



Total area: approx. 58.7 sq. metres (631.4 sq. feet)  
**50 Westgate, Old Malton**