



56 Showground Road
Malton, YO17 7PJ
Guide price £330,000

WILLOWGREEN
ESTATE AGENTS

56 Showground Road is an immaculate four bedroom detached home just listed on this Linden Homes development, in Malton. With garage and driveway parking, this is an immaculate family home.

This well laid out home comprises; entrance hallway, guest cloakroom, sitting room, open plan kitchen/dining room with French doors onto garden. To the first floor a total of four double bedrooms, including a master bedroom with en-suite and house bathroom.

Driveway parking garage and enclosed garden to the rear aspect.

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



ENTRANCE HALLWAY

LOUNGE 16 x 11'1 (4.88m x 3.38m)

GUEST CLOAKROOM

KITCHEN/DINER 19'9 x 14'2 (6.02m x 4.32m)

FIRST FLOOR LANDING

BEDROOM ONE 12'11 x 9'4 (3.94m x 2.84m)

BEDROOM ONE EN-SUITE

BEDROOM TWO 11 x 7'3 (3.35m x 2.21m)

BEDROOM THREE 10'6 x 8'5 (3.20m x 2.57m)

BEDROOM FOUR 8'4 x 6'9 (2.54m x 2.06m)

HOUSE BATHROOM**TENURE**

Freehold.

COUNCIL TAX BAND D

GARAGE 16'5 x 9 (5.00m x 2.74m)

SERVICES

Gas central heating, mains drainage.

OUTSIDE

Enclosed garden to rear aspect with mainly laid to lawn, patio area and outside tap and light.





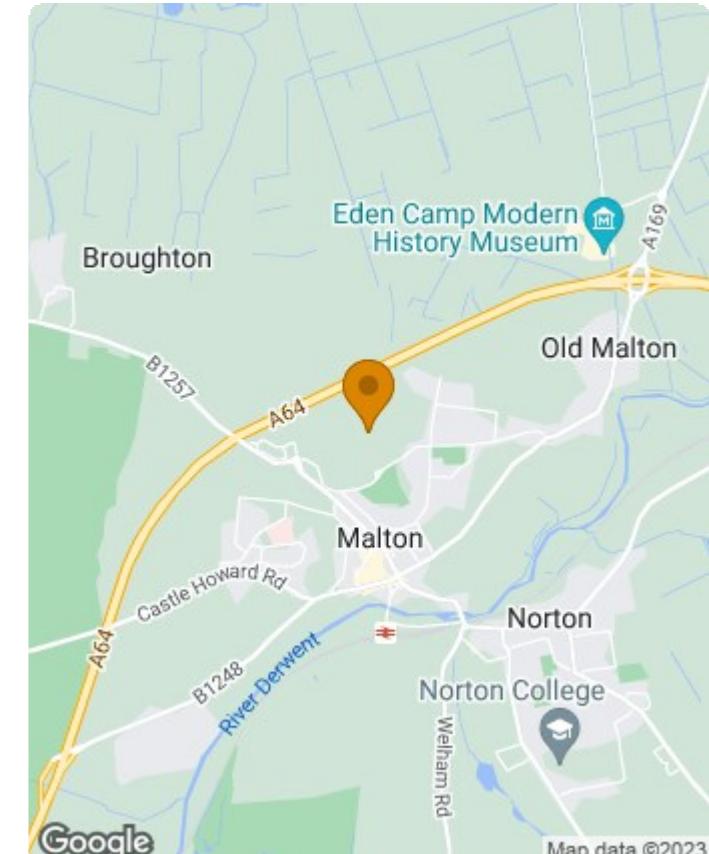
Showground Road, Malton, YO17

Approximate Area = 1281 sq ft / 119 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Willowgreen Estates Agents. REF: 957700



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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