



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



## 10, The Gallops, Malton, YO17 9JU

### Guide price £250,000

Step into this well-kept home and discover practical, modern living from front to back. A tidy lobby sets a welcoming tone, onward to the living room with a cupboard under the stairs for coats, shoes.

The bright living room flows naturally into a sleek, high-gloss kitchen. Double oven, a built-in microwave, induction hob, integrated washing machine, wine cooler and fridge-freezer make cooking effortless. Beyond, the dining space is ideal for gatherings, while French doors lead straight to the landscaped back garden, great for summer meals or quiet coffee breaks. A guest cloakroom and a handy side door complete the ground floor.

Upstairs, two generous double bedrooms provide peaceful retreats, both served by a fresh, shower room with vanity unit.

The former garage has been transformed into a flexible room with its own en-suite shower, perfect as a home office, gym, studio or extra lounge, all while keeping privacy intact.

Outside, the front garden is laid to lawn, while the rear garden features low-maintenance gravel beds and established shrubs and two sheds for additional storage.. A gated driveway at the side offers secure off-street parking.





**LOCATION**  
Located just across the River Derwent from the vibrant market town of Malton, Norton is a thriving and well-connected community offering a fantastic blend of convenience, green space, and village charm. Home to excellent local schools, independent shops, cosy pubs, and recreational facilities including the nearby Norton College and golf course, it’s no wonder Norton has become one of North Yorkshire’s most sought-after places to live.

Within Norton, The Avenue stands out as one of the area's most desirable addresses. A tree-lined residential street, known for its generous plots, attractive period homes, and peaceful surroundings, The Avenue offers residents a real sense of space, privacy, and prestige—while still being just minutes from the shops, cafes, and transport links of Malton town centre.

With easy access to the A64, Malton’s railway station, and the beautiful Yorkshire countryside, Norton—and particularly The Avenue—offers a lifestyle that combines small-town charm with exceptional connectivity.

**HALLWAY**  
3'7" x 2'11" (1.1 x 0.91)

**GUEST CLOAKROOM**

**LIVING ROOM**  
15'6" x 11'7" (4.73 x 3.55)

**KITCHEN**  
11'5" x 11'5" (3.48 x 3.48)

**DINING ROOM**  
12'7" x 10'6" (3.85 x 3.21)

**LANDING**  
6'5" x 3'1" (1.96 x 0.94)

**BEDROOM ONE**  
11'2" x 11'7" (3.42 x 3.54)

**BEDROOM TWO**  
9'4" x 11'6" (2.87 x 3.52)

**BATHROOM**  
6'4" x 5'5" (1.94 x 1.67)

**STUDIO/LIVING ROOM**  
10'11" x 7'6" (3.35 x 2.31)

**SHOWER ROOM**  
7'8" x 2'8" (2.36 x 0.83)

**EPC RATING**

**COUNCIL TAX BAND B**

