

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	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	
Current: <b>66</b>	Potential: <b>77</b>
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	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

### 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

## 41, Scarborough Road, Malton, YO17 8AA Guide price £185,000

Tucked away off Scarborough Road in Norton, Malton, this beautiful stone cottage has been lovingly renovated, blending period character with a fresh, modern finish. Its peaceful position offers a sense of retreat while keeping you close to the town's bustling amenities.

The living room welcomes you with a front-aspect window, a feature electric fireplace, and bespoke built-in storage, creating a cosy space that's full of charm. Practical touches such as power points and a radiator ensure comfort and convenience. The heart of the home, the kitchen, has been styled with a modern design, offering clean lines and contemporary fittings that complement the cottage's traditional stonework and timeless character.

This is a home where history and modern living sit beautifully side by side, a place to settle in and enjoy the best of both worlds.



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)

6-8 Market St, Malton, North Yorkshire YO17 7LY

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

**ENTRANCE HALLWAY**

5'6" x 3'1" (1.68 x 0.94)

**LIVING ROOM**

Window to front aspect, electric feature fireplace, built in storage cupboards, power points, radiator (as found in all rooms).

**KITCHEN/DINER/LIVING AREA**

13'0" x 21'0" (3.98 x 6.42)

Window to rear aspect, kitchen base units, stainless steel sink,

**PORCH**

**BATHROOM**

5'6" x 7'10" (1.69 x 2.41)

Window to side aspect, panel enclosed bath with overhead shower,

**FIRST FLOOR LANDING**

4'5" x 2'5" (1.37 x 0.76)

**BEDROOM ONE**

12'11" x 8'8" (3.95 x 2.65)

**BEDROOM TWO**

13'3" x 9'4" (4.04 x 2.87)

**EXTERIOR**

**SERVICES**

**TENURE**

Freehold

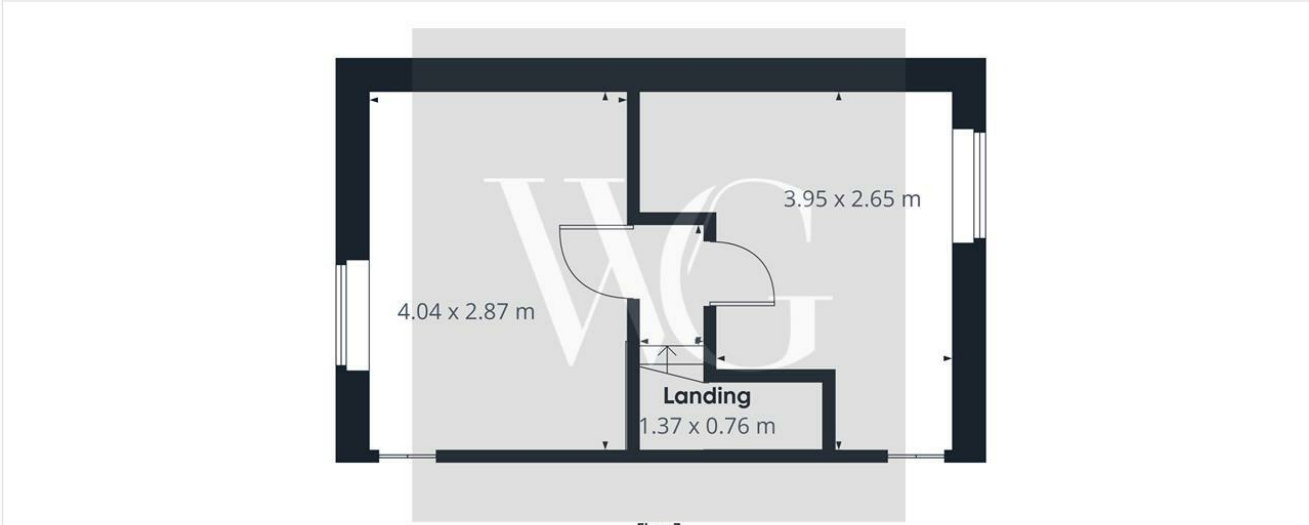
**COUNCIL TAX BAND TBC**

**LOCATION**

Set in the sought-after town of Norton, just across the river from Malton, the property enjoys an enviable position with excellent local amenities close at hand. Norton offers a vibrant community with independent shops, cafes, pubs, and well-regarded schools, while Malton, Yorkshire's food capital, brings award-winning eateries, markets, and a lively cultural scene.

For commuters, the train station provides direct links to York and beyond, while the A64 gives easy access to the coast and the city. Surrounded by the rolling Howardian Hills and the North York Moors, countryside walks and scenic landscapes are never far away, making this an ideal location for both convenience and escape.

**EPC RATING D**



<b>WG</b>	
<b>Approximate total area<sup>(1)</sup></b> 54.8 m <sup>2</sup>	
<b>Reduced headroom</b> 0.7 m <sup>2</sup>	
(1) Excluding balconies and terraces	
Reduced headroom Below 1.5 m	
<small>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</small>	
<small>GIRAFFE360</small>	