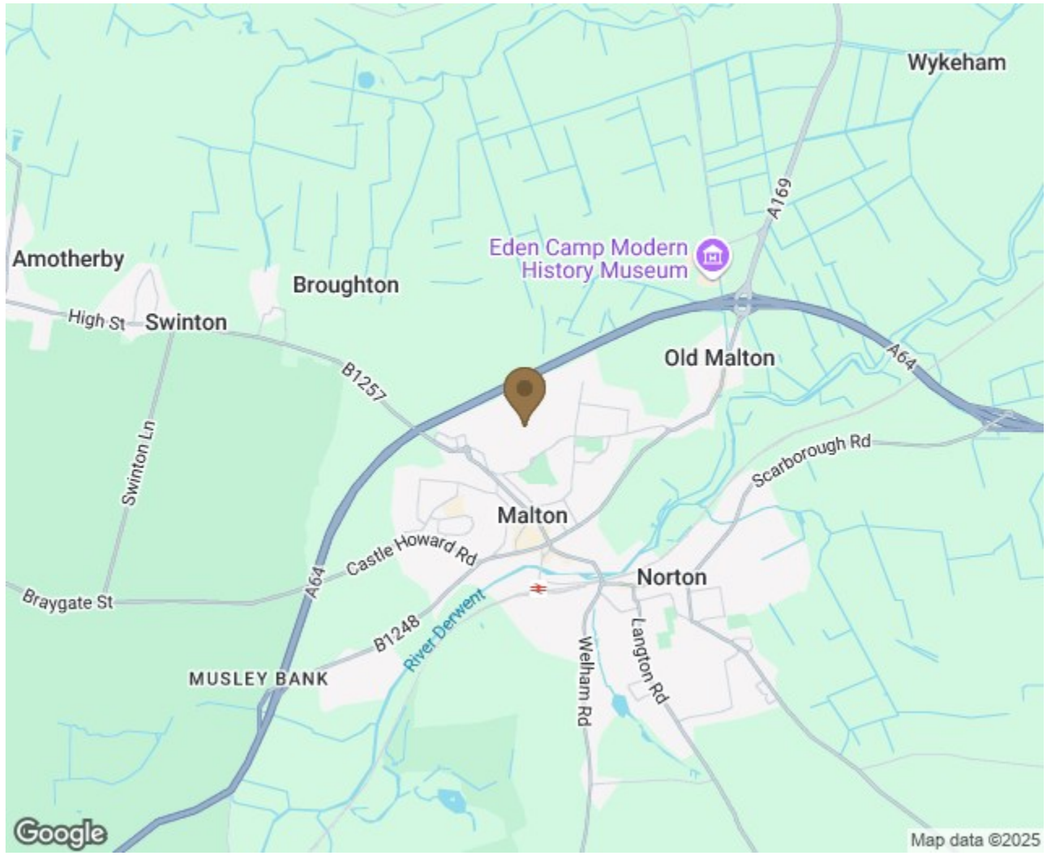
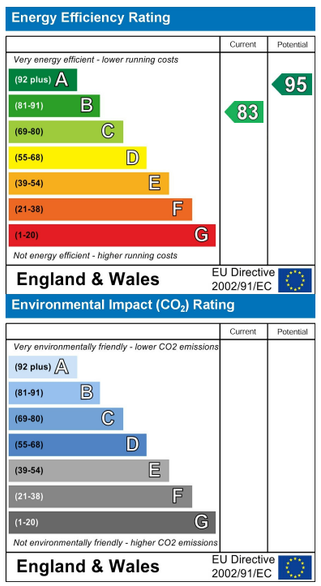




Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: 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

The Property Ombudsman | naea | propertymark PROTECTED | safeagent

01653 916 600 | 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

WILLOWGREEN
ESTATE AGENTS

15, Showground Road, Malton, YO17 7PJ
Guide price £325,000

15 Showground Road is a beautifully presented three-bedroom detached home, occupying a prime corner plot within this sought-after development on the edge of town. Light-filled and stylish, the property enjoys a private, enclosed garden that is not overlooked, along with an enhanced internal specification and immaculate presentation throughout.

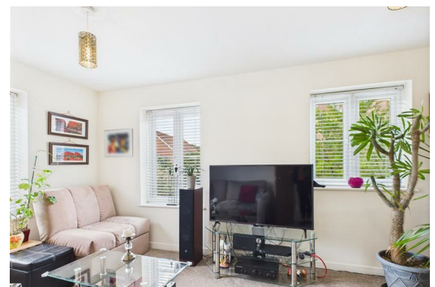
Set behind a neat driveway and private hedging with mature shrubs and slate chippings, the home opens into a welcoming entrance hallway with guest cloakroom and useful understairs storage. Double doors lead into a spacious, triple-aspect sitting room, a bright and tranquil retreat ideal for both everyday living and entertaining.

The heart of the home is the open-plan dining kitchen, fitted with a sleek range of wall and base units, integrated dishwasher, fridge freezer, washer/dryer, gas hob and extractor. Tiled flooring adds practicality, while French doors flow into a stylish sun room, creating a seamless connection to the rear garden.

Upstairs are two generous double bedrooms, both dual aspect, with the principal bedroom benefitting from a smart en-suite shower room. A further single bedroom makes an ideal home office or nursery. The family bathroom is well-appointed, featuring wall-hung fittings and contemporary tiling.

The garden is a true highlight, beautifully landscaped with a paved patio, raised beds, ornamental trees and well-stocked borders, offering a private and peaceful space to enjoy. A single garage with power, lighting and personnel door to the garden completes the picture.

This lovely home is the perfect blend of modern style and comfort, tucked away yet conveniently placed for local amenities, schools and commuter links.



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.

HALLWAY

LIVING ROOM
15'11" x 10'0" (4.86 x 3.07)

KITCHEN/DINING
15'11" x 18'9" (4.86 x 5.74)

SUNROOM
9'1" x 5'10" (2.78 x 1.8)

GUEST CLOAKROOM
5'4" x 2'9" (1.65 x 0.84)

LANDING
3'1" x 10'7" (0.94 x 3.24)

BEDROOM 1
10'7" x 10'10" (3.24 x 3.31)

ENSUITE
5'0" x 10'1" (1.53 x 3.08)

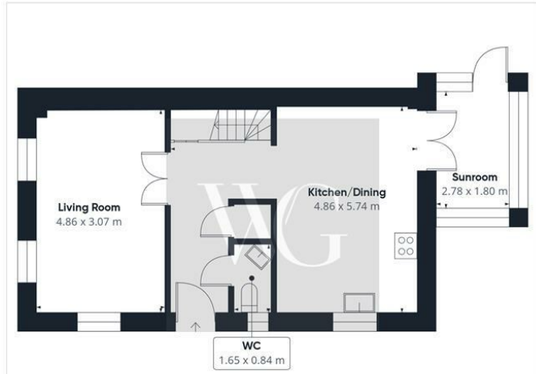
BEDROOM 2
9'4" x 10'6" (2.87 x 3.22)

BEDROOM 3
9'4" x 7'1" (2.85 x 2.17)

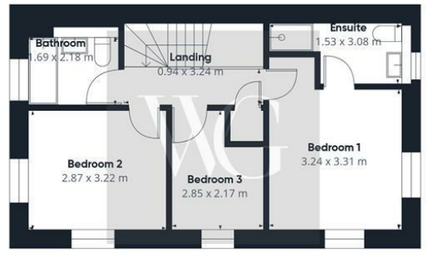
BATHROOM
5'6" x 7'1" (1.69 x 2.18)

COUNCIL TAX BAND C

EPC RATING B



Floor 1 Building 1



Floor 2 Building 1

Floor 1 Building 2

Approximate total area(1)
103.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360