

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>93</p> <p>83</p>
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	
Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>93</p> <p>84</p>
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	

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

28, Harvest Drive, Malton, North Yorkshire, YO17 7AX Guide price £460,000

An exceptional, extended four bedroom family home on the Broughton Manor development.

Enjoying an enviable position overlooking open green space on one of the area's developments within walking distance to town centre, this beautifully finished four-bedroom detached home offers a perfect balance of style, comfort and functionality.

Thoughtfully extended and tastefully styled throughout, the property opens into a spacious and welcoming entrance hall, complete with rooflight and statement radiator. The generous living room features an inset feature fire, bespoke panelling, built-in shelving and patio doors that open directly to a stunning covered outdoor kitchen and seating area, perfect for alfresco entertaining.

At the heart of the home is a showstopping open-plan dining kitchen. This light-filled space boasts a beautiful shaker kitchen with quartz worktops, large central island with breakfast seating, Belfast sink, and integrated appliances including two in-built ovens, fridge freezer and dishwasher. Bifold doors open directly onto a sunny patio and lawned garden, creating a seamless connection between indoor and outdoor living. A recently built extension with rooflight floods the area with natural light. A separate utility room adds practicality to the everyday.

Throughout the ground floor, stylish laminate-effect flooring and considered design details elevate the space.

Upstairs, there are four well-proportioned bedrooms. The principal suite features elegant panelling and a contemporary en-suite shower room. The family bathroom includes a classic suite with shower over the bath, finished with timeless fittings and décor.



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

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ENTRANCE HALL

Front door, stairs leading to first floor landing, power points, under stairs storage cupboard, door leading to downstairs cloakroom.

KITCHEN/DINING ROOM

11'5 x 19'7 (3.48m x 5.97m)
Windows to front and rear aspect, range of wall and base units, integrated fridge/freezer and dishwasher, electric oven, induction hob, extractor fan, oak flooring, sink and drainer unit, power points, radiator.

UTILITY ROOM

UPVC rear back door, cupboard housing the boiler, integrated washer dryer, wall and base units.

LOUNGE

11'1 x 19'8 (3.38m x 5.99m)
Window to front, French doors to rear leading to garden, TV point, power points, feature fireplace.

GUEST CLOAKROOM

Low flush WC, wash hand basin with pedestal, radiator.

FIRST FLOOR LANDING

Power points, storage cupboard housing the water tank.

MASTER BEDROOM

11'6 x 11'9 (3.51m x 3.58m)
Window to the rear aspect, fitted wardrobes, power points.

MASTER EN SUITE

Opaque window to rear aspect, towel wall mounted radiator, laminated tiled style flooring, fully tiled double shower cubicle with power shower, partly tiled walls, wash hand basin with pedestal, extractor fan.

BEDROOM TWO

Window to rear aspect, radiator, power points.

BEDROOM THREE

Window to front aspect, radiator, power points.

BEDROOM FOUR

Window to front aspect, power points, radiator.

HOUSE BATHROOM

Window to front aspect, wall mounted radiator, low flush WC, panel enclosed bath with shower screen and power shower above, partly tiled walls, extractor fan, wash hand basin with pedestal.

EXTERIOR

Rear lawned spacious garden, outside tap, outside light, patio area, rear gated access. Lawned front gardens with plant shrubs,

GARAGE

17'7 x 18'0 (5.36m x 5.49m)
Power, light, personnel to the front and up and over door to the rear. Eaves storage above.

PARKING

Garage and driveway parking for multiple vehicles.

SERVICES

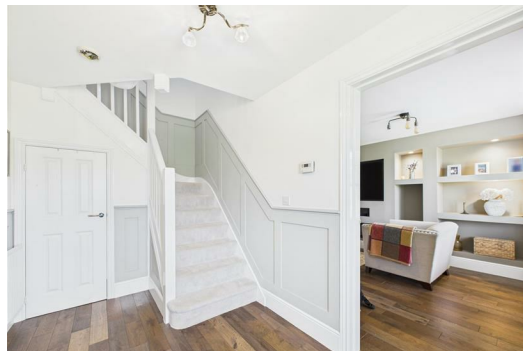
Gas central heating and mains drainage.

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.

COUNCIL TAX BAND E



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