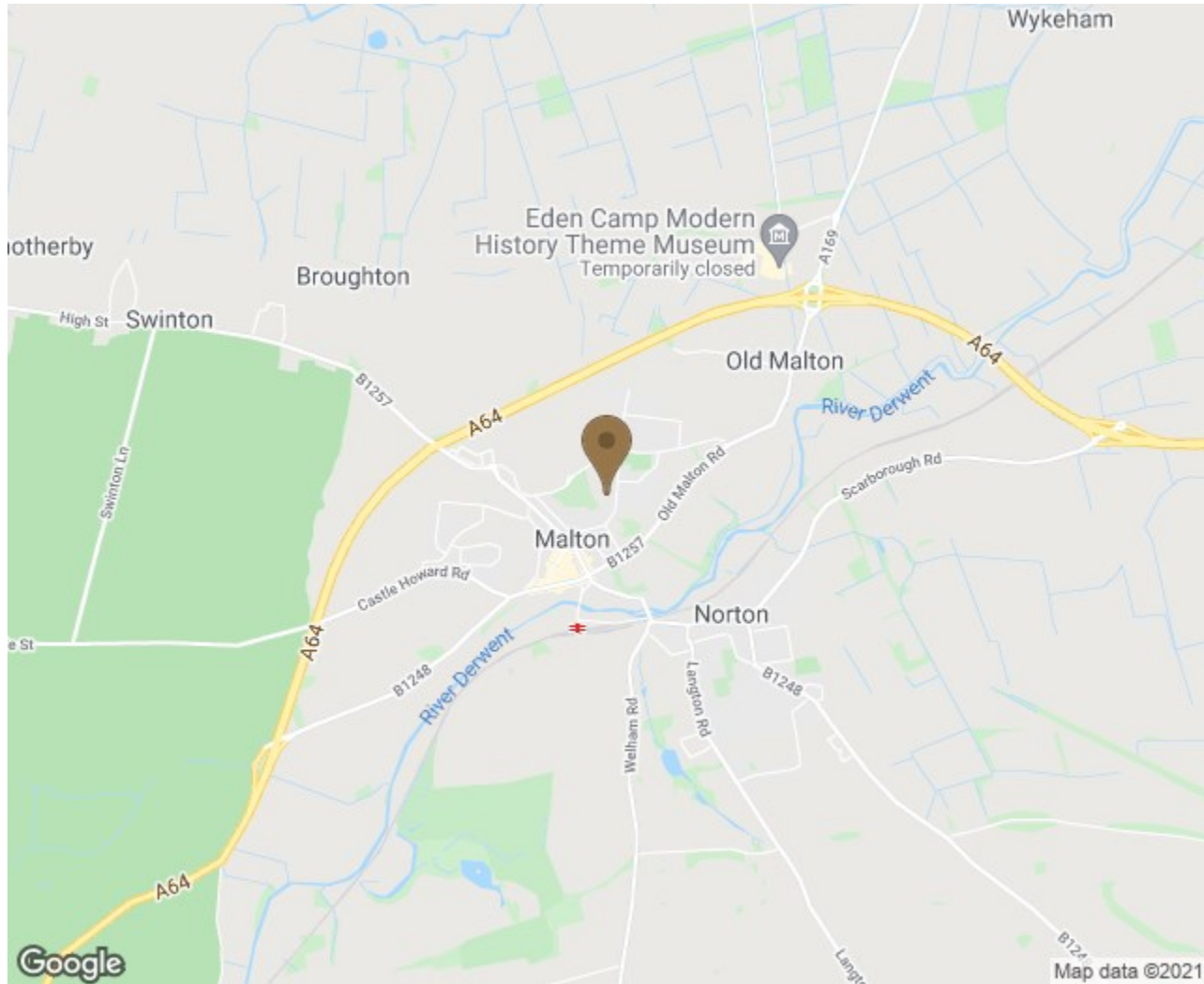




**16, Gilling Way, Malton,
North Yorkshire, YO17 7LQ**
Guide price £205,000

16 Gilling Way is a three bedroom house offering spacious accommodation located a short walk from Malton town centre. The property stands towards the end of a quiet cul-de-sac.

The property comprises; entrance hall, guest cloakroom, sitting room, dining/kitchen and conservatory. To the first floor are three bedrooms and house bathroom. Externally there is a garden to the rear, garage with parking. To the front of the property there is a small colourful flower garden.

In recent years, Malton has been able to address many of the economic challenges faced by other rural towns. It offers a good range of amenities, including supermarkets, quirky shops, artisan food producers, restaurants, cafés and pubs, tennis courts, high street banks, gyms, a cinema and excellent schools. The town is well-placed for access to York (approximately 18 miles), Scarborough (approximately 25 miles), and Leeds (approximately 47 miles). The Coastliner bus service operates frequent services from Leeds and York via Malton to Scarborough, Whitby and other towns on the east coast. Malton railway station provides fast regular services to York, Leeds, Manchester, and Liverpool, as well as the east coast.

EPC RATING C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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		74
(81-91) B		
(69-80) C	72	
(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		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916 600 | 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



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

ENTRANCE HALLWAY

Half glazed door to front aspect, radiator, power points, stairs to first floor landing

GUEST CLOAKROOM

Window to front aspect, low flush WC, wash hand basin with pedestal, radiator.

RECEPTION ROOM

14'7" x 12'11" (4.45m x 3.94m)
Window to front aspect, coving, feature electric fireplace, power points, TV point, telephone point, power points

KITCHEN/DINING ROOM

16'2" x 9'3" (4.93m x 2.82m)
Window to rear aspect, range of wall and base units, tiled splashback, overmount sink with drainer and tap, space for freestanding electric cooker, integrated extractor fan, plumbed for washing machine, space for undercounter fridge or freezer, radiators, under stairs storage cupboard, power points.

CONSERVATORY

8'0" x 5'6" (2.44m x 1.68m)
Installed by the owner 5 years ago, with sliding door to side aspect and windows to all aspects, power points

FIRST FLOOR LANDING

Power points, radiator

MASTER BEDROOM

14'6" x 10'0" (4.42m x 3.05m)
Window to front aspect, power points, radiator.

BEDROOM TWO

9'10" x 9'8" (3.02m x 2.97m)
Window to rear aspect, power points, radiator.

BEDROOM THREE

10'5" x 7'1" (3.20m x 2.18m)
Window to front aspect, power points, radiator, loft access, over stairs storage cupboard with hot water tank.

HOUSE BATHROOM

Window to rear aspect, radiator, part tiled walls, extractor fan, shaver point, wash hand basin with pedestal, low flush WC, fully enclosed shower cubicle, radiator.

GARAGE

16'9" x 8'11" (5.13m x 2.72m)
Up and over door, power and lighting.

GARDEN

To the rear is a low maintenance garden with raised beds, access to garage, outside tap and outside lighting. To the front is a feature flower garden.

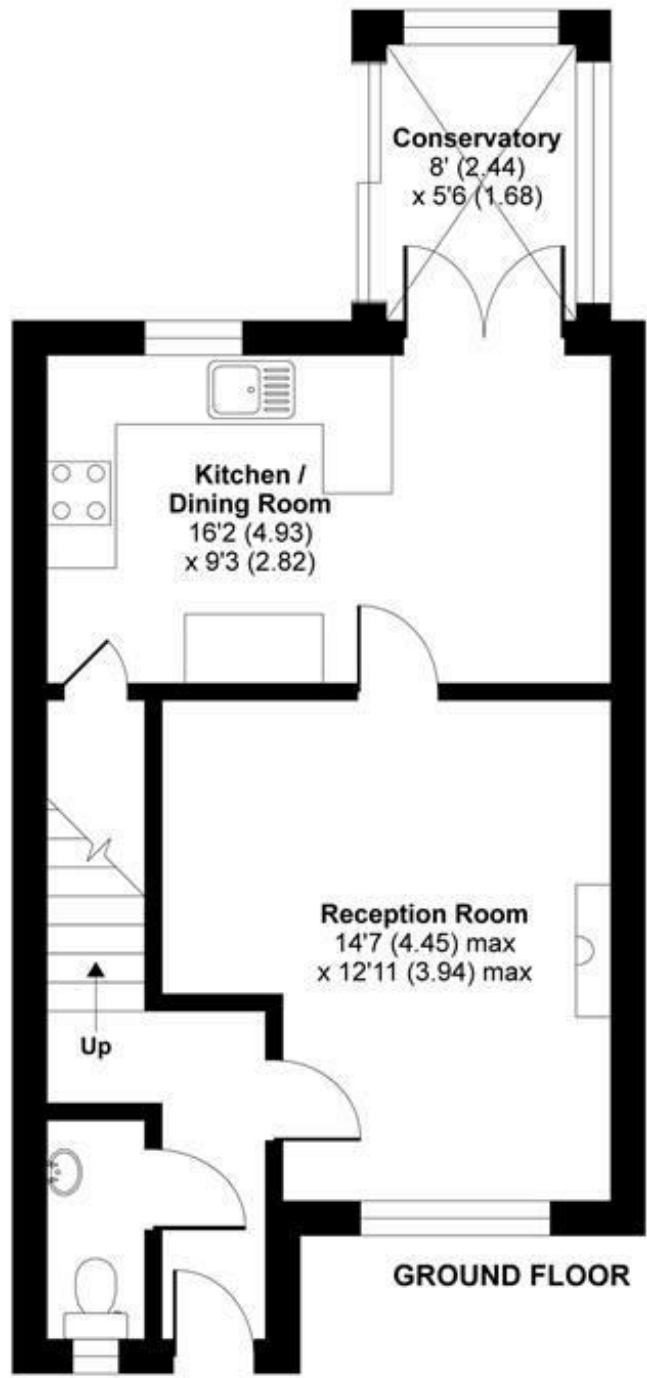
TENURE

Freehold

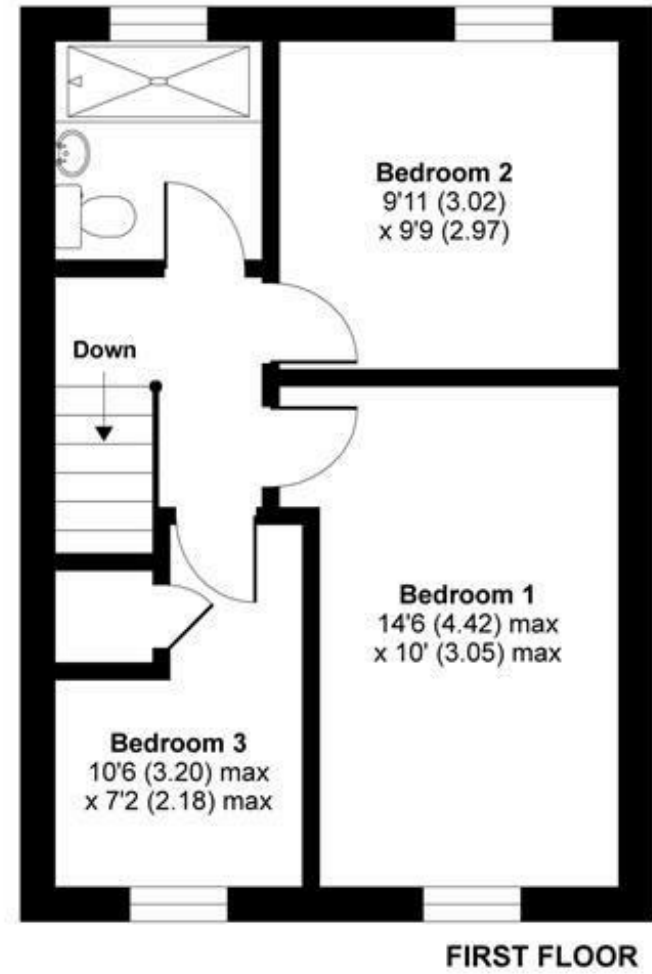
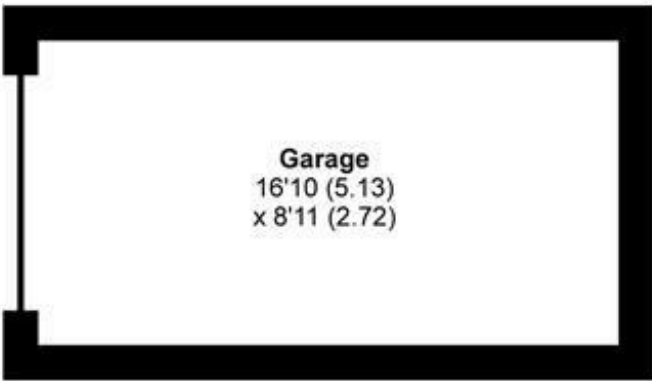
SERVICES

Mains drains, mains electric, mains drains.
Parking for one car

COUNCIL TAX BAND C



Gilling Way, Malton, YO17
Approximate Area = 875 sq ft / 81.2 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 1023 sq ft / 95.0 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nîchecom 2021. Produced for Willowgreen Estate Agents. REF: 718128

