



**42, Old Maltongate, Malton,
North Yorkshire, YO17 7EG
Guide price £180,000**

42 Old Maltongate is a beautiful two bedroom Grade II listed cottage in the centre of Malton with parking and garden to the rear.

This well presented property in brief comprises; entrance hallway, sitting room, kitchen/dining room with stable style door to the rear. To the first floor there are two bedrooms and the house bathroom. There is an enclosed low maintenance courtyard garden and parking for one vehicle.

The property is ideal for first time buyers, buy to let or second home/holiday home investors!

Malton is a beautiful market town offering a range of local facilities including independent shops, pubs, excellent schooling and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the east coast and the west towards York, Leeds and the wider motorway network. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

EPC Exempt



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



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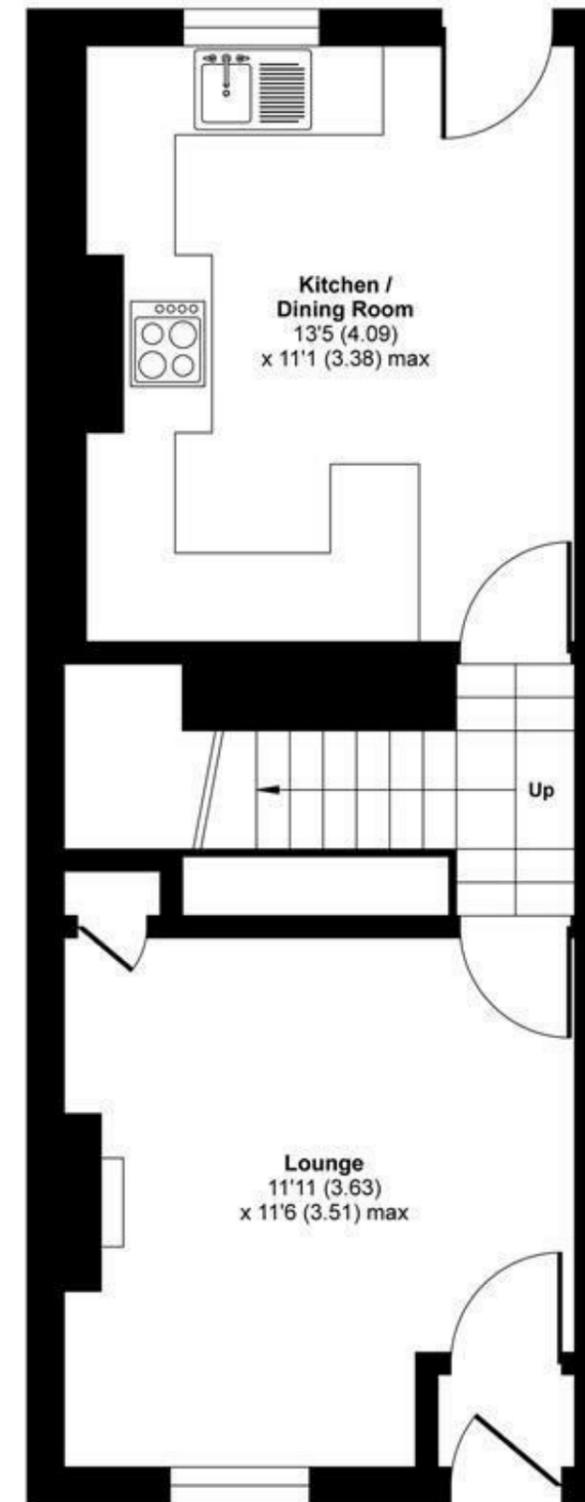
6-8 Market St, Malton, North Yorkshire YO17 7LY

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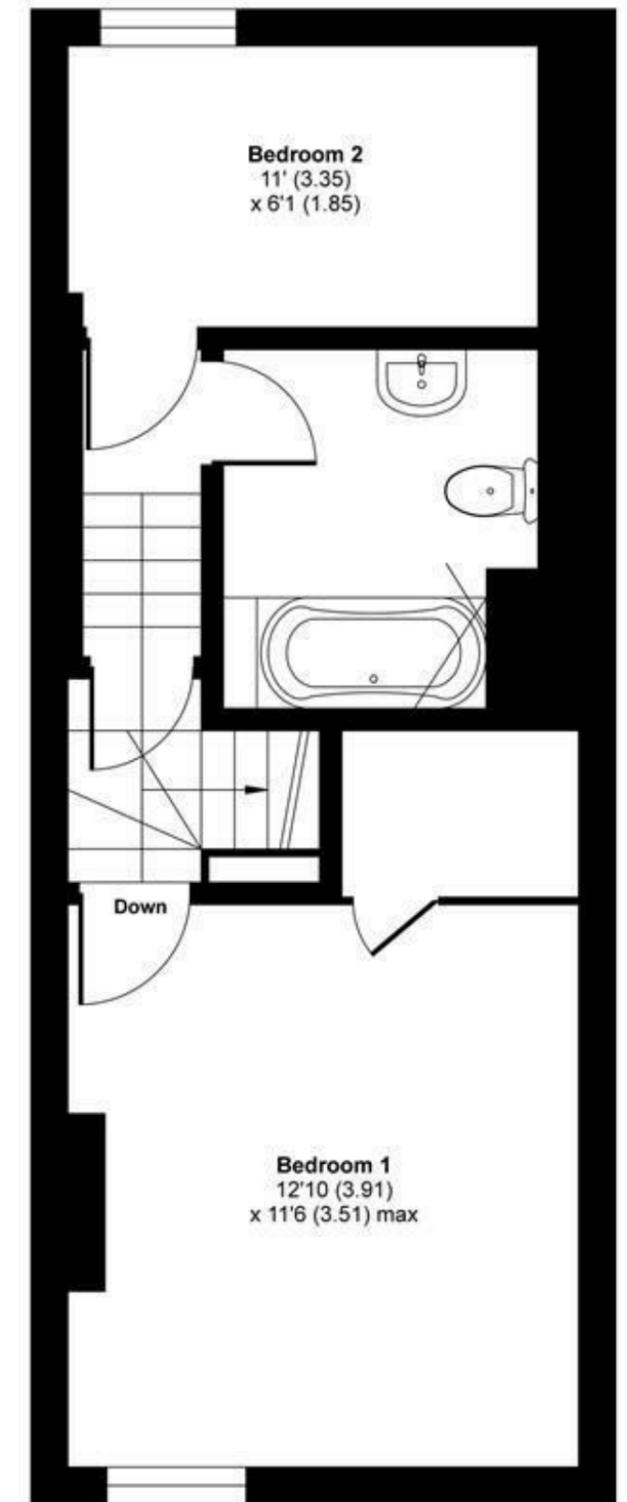
Old Maltongate, Malton, YO17

Approximate Area = 736 sq ft / 68 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1xhocom 2021. Produced for Willowgreen Estate Agents. REF: 758697



ENTRANCE HALLWAY

Wooden door to front, fuse box, step up into sitting room.

SITTING ROOM

11'10" x 11'6" (3.63m x 3.51m)

Window to front aspect with feature wooden window ledge, textured ceiling, log burning stove with rustic beam feature above, electric radiator, power points, TV point, storage cupboard.

KITCHEN/DINING ROOM

13'5" x 11'1" (4.09m x 3.38m)

Stable style door to rear, window to rear aspect with feature wooden window ledge, exposed brick wall, exposed beams to ceiling, wooden style flooring, range of wall and base units with roll top work surfaces, sink and drainer unit, tiled splashback, plumbed for washing machine, integrated dishwasher, under counter integrated fridge/freezer, electric oven with induction hob, extractor hood, power points, wall lighting.

FIRST FLOOR LANDING

MASTER BEDROOM

12'9" x 11'6" (3.91m x 3.51m)

Window to front aspect, walk-in wardrobe with hanging space/storage cupboard, electric radiator, power points, loft access.

BEDROOM TWO

10'11" x 6'0" (3.35m x 1.85m)

Window to rear aspect, exposed beam to ceiling, power points.

HOUSE BATHROOM

Velux window, tiled flooring, fully tiled walls, panel enclosed bath with mixer taps, electric shower, low flush WC, wash hand basin with pedestal, heated towel rail, extractor fan.

EXTERIOR

Enclosed low maintenance rear courtyard, fencing with rear gate access.

PARKING

Off-road parking for one vehicle, on street parking available nearby.

COUNCIL TAX BAND B

TENURE

Freehold.

SERVICES

Mains electric, water and drainage.