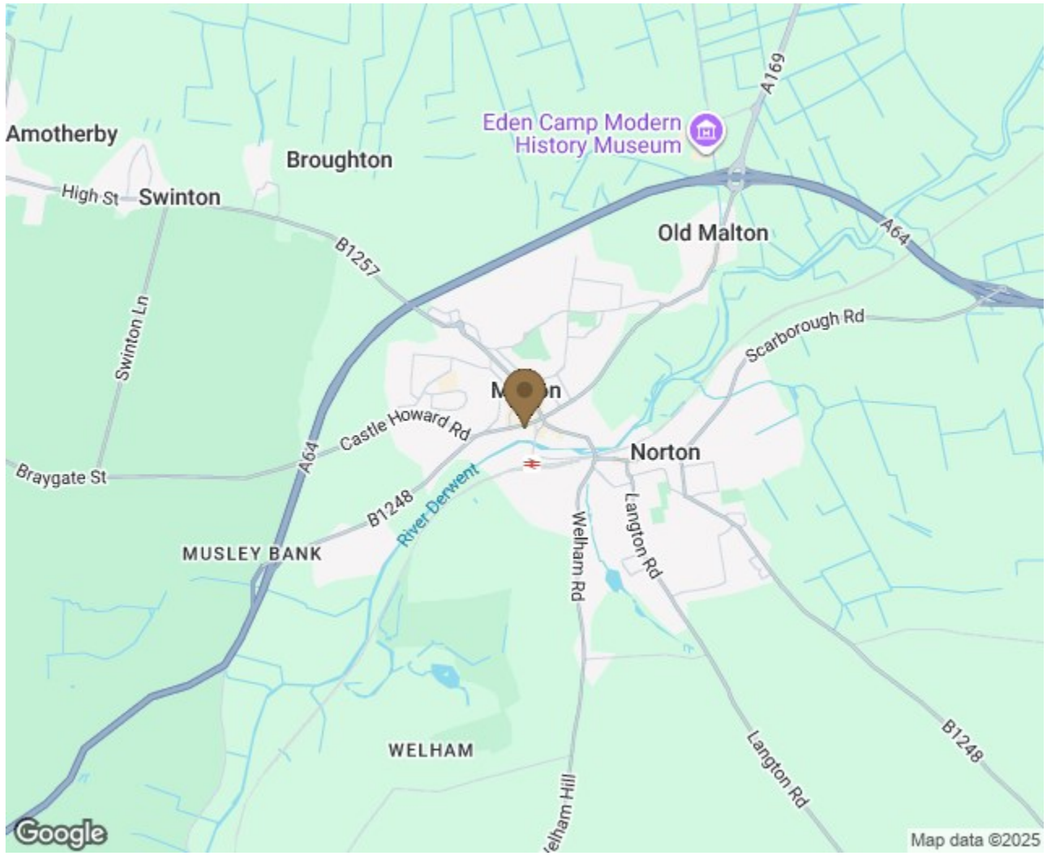
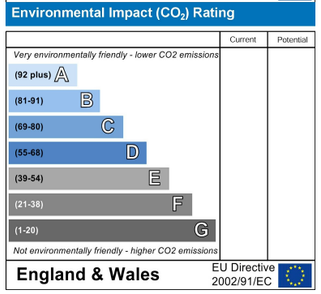




Viewing Arrangements

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

Oasis Cottage, 4, Rodgers Mews, Malton, Yorkshire, YO17 7AA
Guide price £115,000

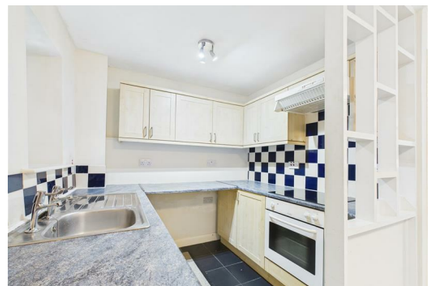
Welcome to Oasis Cottage, a delightful stone home tucked along Yorkersgate in the heart of Malton. Compact yet full of charm, this characterful cottage has been thoughtfully designed to make the most of its space, offering the perfect first step onto the property ladder or a cosy retreat in one of Yorkshire's most vibrant market towns.

The ground floor opens into an inviting open-plan kitchen and living area, blending functionality with warmth to create a sociable hub at the heart of the home. Upstairs, a comfortable double bedroom and bathroom await, each enhanced with beautiful wood-panelled ceilings that add texture and character while complementing the cottage's intimate feel.

Recent improvements ensure modern convenience, including a full rewire, USB charging points to many plug sockets, and energy-efficient LED lighting throughout. These updates, paired with the cottage's timeless charm, strike a balance between tradition and practicality.

Though modest in size, Oasis Cottage more than makes up for it with personality. Its charming details, central location, and manageable proportions make it an ideal choice for first-time buyers or those seeking a stylish, low-maintenance home that celebrates both heritage and comfort.

EPC Rating E



LOCATION
Perfectly positioned on Yorkersgate, Oasis Cottage places you at the very centre of Malton, Yorkshire's much-loved food capital. Step outside your door and you'll find award-winning restaurants, artisan coffee shops, and the bustling monthly food market, all just moments away. Everyday amenities, including independent shops, supermarkets, and excellent transport links, are equally close at hand.

Malton's train station offers direct connections to York and Scarborough, making commuting or weekend escapes effortless, while the nearby A64 opens up easy access to the coast, the Moors, and further afield. Surrounded by rolling countryside and renowned for its vibrant community spirit, Malton offers a rare balance of convenience, culture, and rural charm.

GROUND FLOOR

LIVING ROOM
14'11" x 8'3" (4.57 x 2.54)
Window to rear aspect, power points, sky point, telephone point and stairs to the first floor landing.

KITCHEN
7'4" x 6'2" (2.24 x 1.88)
Windows to front aspect, tiled flooring, under stairs storage cupboard, range of wall and base units with roll top work surfaces, tiled splash back, space for a fridge, electric oven with electric hob, extractor hood, extractor fan and power points.

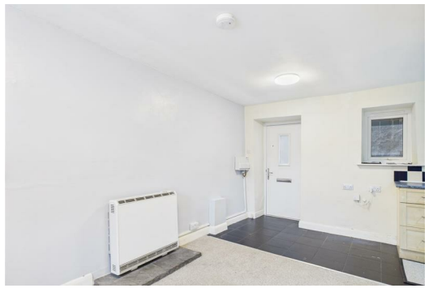
FIRST FLOOR LANDING
Window facing the rear aspect.

BEDROOM ONE
8'0" x 15'8" (2.44 x 4.78)
Velux windows to the front and rear, radiator and power points.

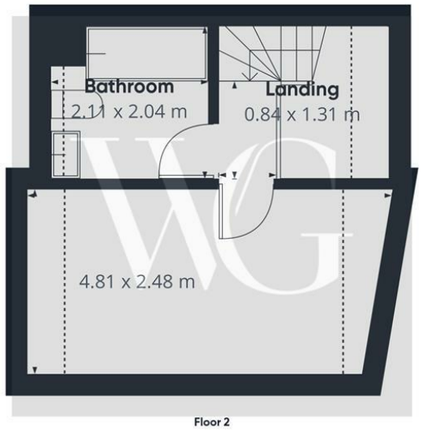
BATHROOM
6'7" x 6'11" (2.03 x 2.11)
Velux window to front, loft access, laminate laid wood style flooring, panel enclosed bath with shower attachment, low flush WC, wash hand basin with pedestal, tiled walls and shaver point.

SERVICES
Mains electric, water and drainage. The property is heated with an economy 7 storage heater downstairs.

COUNCIL TAX BAND A



Floor 1



Floor 2

WG

Approximate total area(1)
37.2 m²
Reduced headroom
3.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

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

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