



2, Orchard Gardens, Malton, YO17 7NA Guide price £995,000

A superbly appointed four-bedroom residence arranged over three spacious floors, 2 Orchard Gardens is located within a quiet, exclusive development just a short walk from Malton town centre and well-regarded local schools. This elegant home offers exceptional space, versatility and beautifully considered finishes throughout.

The ground floor opens into a welcoming hallway with tiled flooring and glazed side panels to the front door, setting a refined tone. At its heart lies a stunning open-plan kitchen, living and dining area with dual aspect and French doors leading out to the rear garden. The kitchen is fitted with a double oven, hob, integrated dishwasher, feature lighting and dining island, all complemented by spotlights throughout. A bright sun room, also with garden access, enhances the flow of natural light and connection to the outdoors. The formal living room, complete with a gas fireplace, offers additional comfort and charm. A guest cloakroom completes the ground floor.

Upstairs, the first floor hosts a generous dual-aspect principal bedroom with fitted wardrobes and a spacious en-suite including shower, bidet, basin and WC. Two further double bedrooms and a stylish family bathroom with separate shower and bath complete this level. The second floor reveals a substantial bedroom with en-suite shower room and built-in storage, ideal as a guest suite, home office or teenager's retreat.

The rear garden is a real feature. It is beautifully landscaped and laid to lawn, with mature trees, colourful borders and raised beds, offering a peaceful and private space for relaxing or entertaining.

A double garage includes a versatile room above, ideal for a gym or studio. A porch and ample driveway parking complete this exceptional home.

A rare opportunity to enjoy elegant, well-balanced living in one of Malton's most desirable settings, just moments from independent cafés, countryside walks, schools and station links.



Energy Efficiency Rating	
Current	Potential
79	84

Environmental Impact (CO ₂) Rating	
Current	Potential

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.

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Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

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

9'0" x 14'0" (2.75 x 4.29)

GUEST CLOAKROOM

3'7" x 6'10" (1.11 x 2.1)

KITCHEN/LIVING/DINING

11'5" x 35'4" (3.49 x 10.78)

LIVING ROOM

13'1" x 12'5" (4.01 x 3.81)

SUN ROOM

11'9" x 12'9" (3.6 x 3.91)

FIRST FLOOR LANDING

12'5" x 5'10" (3.79 x 1.8)

MASTER BEDROOM

11'2" x 16'8" (3.42 x 5.1)

MASTER ENSUITE

11'2" x 16'8" (3.42 x 5.1)

BEDROOM TWO

17'3" x 11'7" (5.28 x 3.55)

BEDROOM THREE

13'1" x 12'3" (4.01 x 3.75)

FAMILY BATHROOM

13'0" x 7'6" (3.97 x 2.31)

SECOND FLOOR LANDING

4'0" x 6'0" (1.24 x 1.84)

BEDROOM FOUR

13'5" x 19'7" (4.11 x 5.97)

ENSUITE

9'6" x 8'9" (2.9 x 2.68)

GARAGE

19'6" x 19'5" (5.96 x 5.94)

OFFICE/GYM

16'3" x 11'5" (4.96 x 3.5)

COUNCIL TAX BAND G

EPC RATING B

