



Energy Efficiency Rating	
Current	Potential
75	83

  

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
76	83

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://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

## 7, Middlecave Drive, Malton, North Yorkshire, YO17 7BB Offers in excess of £499,950

A beautifully presented, extended home recently renovated by the current owners, offering open-plan living/kitchen with handmade kitchen units and bifold doors onto the rear garden. This beautiful home is located in one of Malton's most desirable locations.

This property briefly comprises; porch, entrance hallway, open-plan kitchen/dining room with snug area, sitting room, guest cloakroom. To the first floor are three double bedrooms, en-suites to master and second bedrooms, recently installed modern bathroom with free-standing Resin bath and wet room style shower.

Outside, there is a good sized enclosed garden to the rear with external power, patio area, outdoor tap and summerhouse with decking, which has potential to be used as an outdoor office. To the front of the property offers driveway parking for multiple vehicles, a single garage and additional store.

\*FLOORPLAN TO FOLLOW\*

EPC Rating C



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto: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 PORCH

Door to front aspect, radiator and power points.

#### ENTRANCE HALLWAY

Stairs to first floor landing, wooden style flooring, under stairs cupboard with power and lighting, radiator and power points.

#### SITTING ROOM

20'0" x 11'8" (6.10 x 3.58)

Bay window to front aspect, coving, log burning stove with feature surround. Radiator, power points, TV point and telephone point.

#### GUEST CLOAKROOM

Window to front aspect, tile style flooring, low flush WC, wash hand basin, radiator, shelving for additional storage.

#### OPEN-PLAN LIVING AREA/KITCHEN

8'7" x 30'11" / 10'11" x 24'6" (2.62m x 9.43m / 3.34 x 7.47)

Window to rear aspect, Velux windows, wooden style flooring, a handmade range of wall and base units with quartz work surfaces, integrated dishwasher, space for American fridge/freezer with main water feed, sink, integral drainer, two integrated fan ovens, gas hob, extractor fan with hood, utility cupboard plumbed for washing machine and tumble dryer with walnut work surface, vertical radiators, power points, Bifold doors onto rear garden.

#### PANTRY

3'5" x 6'0" (1.05 x 1.83)

Shelving, power and lighting.

#### FIRST FLOOR LANDING

Loft access, power points.

#### MASTER BEDROOM

15'2" x 10'0" (4.63 x 3.05)

Windows to front and rear, radiator, TV point, power points, built in wardrobes.

#### MASTER BEDROOM EN-SUITE

Window to rear aspect, tiled style flooring, panelled enclosed shower, low flush WC, wash hand basin with vanity unit, heated towel rail.

#### BEDROOM TWO

10'8" x 11'10" (3.27 x 3.61)

Window to front aspect, fitted wardrobes, radiator and power points, airing cupboard with hot water tank.

#### BEDROOM TWO EN-SUITE

Window to front aspect, tiled flooring, enclosed shower, low flush WC, sink with vanity unit, heated towel rail.

#### BEDROOM THREE

18'10" x 11'10" (5.76 x 3.61)

Window to front aspect, power points, fitted wardrobes and airing cupboard housing hot water tank.

#### HOUSE BATHROOM

Window to rear aspect, spotlights, tiled style flooring, partially tiled walls, low flush WC, floating wash hand basin with vanity unit, extractor fan, free-standing Resin bath and wet room style shower with both ceiling and hand held attachment.

#### GARDEN

East facing enclosed garden, mainly laid to lawn with plant and shrub boarders, patio area, outside tap and external electric points, summer house that could be used as a home office, finished with shiplap timber, power and lighting, extending on to decking with covered area for seating, side access.

#### GARAGE

18'11" x 9'2" (5.77 x 2.80)

Single garage with electric door, power and lighting and boiler.

#### STORE

Up and over door, power and lighting.

#### PARKING

Driveway parking for at least three vehicles.

#### SERVICES

Mains gas, water and electricity.

#### COUNCIL TAX BAND D

#### ADDITIONAL INFORMATION

Boiler installed approx. 2017 and full service history available.

#### LOCATION

Malton is a popular market town offering a range of local facilities including 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.



Total area: approx. 164.6 sq. metres (1771.8 sq. feet)  
**7 Middlecave Drive, Malton**