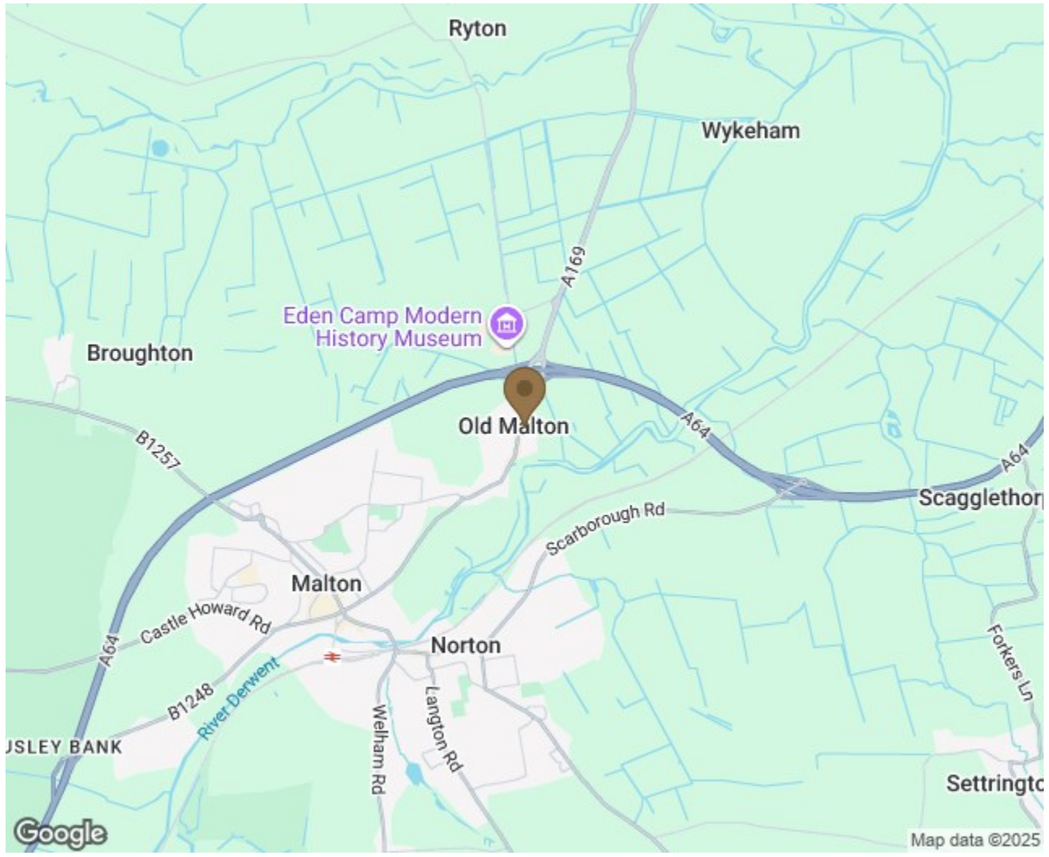
WILLOWGREEN

ESTATE AGENTS



56, Town Street, Old Malton, YO17 7HD
Guide price £450,000

A distinctive and beautifully presented three-bedroom detached home situated in the heart of Old Malton, 56 Town Street offers generous living space, a large private garden, garage and driveway – all wrapped up in a location steeped in charm and history.

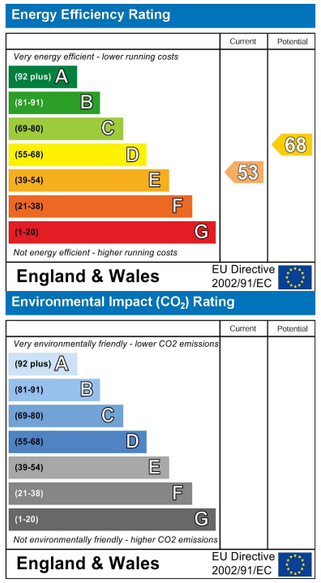
Upon entering through the front porch, you're welcomed into a light-filled hallway that sets the tone for the rest of the home. From here, you're led either into the kitchen or into one of the property's three versatile reception rooms, each offering its own character and function.

The ground floor has been thoughtfully arranged to suit both family life and entertaining. The spacious dining room, with its attractive bay window to the front, is perfect for formal dinners or relaxed meals. The main reception room offers a comfortable and inviting setting, opening into a bright and airy sitting room — a wonderful spot to unwind or host guests, with views out to the beautifully maintained garden via glass sliding doors.

To the rear, the kitchen benefits from a practical layout and connects conveniently to both a utility room and a handy larder. A dedicated home office, set within a rear extension and overlooking the garden, provides an ideal space for remote working or quiet study. Completing the ground floor is a modern shower room, adding flexibility and convenience.

Upstairs, the first floor accommodates three generously sized bedrooms. The master bedroom is a particular highlight, with elegant built-in wardrobes offering both shelving and drawer space. A well-presented family bathroom serves all three bedrooms, continuing the home's sense of light and comfort.

Outside, the property boasts a large private garden, garden shed, garage and private driveway providing off-street parking.



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

LOCATION
Old Malton is a highly regarded village just on the northern outskirts of Malton, which is a popular market town offering plenty of local facilities including shops, pubs, primary and secondary schools 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.

HALLWAY
9'0" x 5'9" (2.76 x 1.77)

RECEPTION ROOM
17'9" x 11'10" (5.42 x 3.62)

SITTING ROOM
17'3" x 11'6" (5.28 x 3.52)

OFFICE
6'9" x 11'5" (2.07 x 3.49)

KITCHEN
8'3" x 13'6" (2.54 x 4.13)

LARDER
10'6" x 2'8" (3.21 x 0.82)

UTILITY ROOM
8'5" x 5'6" (2.57 x 1.69)

DINING ROOM
13'11" x 10'4" (4.25 x 3.15)

BATHROOM
9'8" x 5'7" (2.97 x 1.71)

BEDROOM ONE
14'7" x 12'0" (4.45 x 3.66)

BEDROOM TWO
12'4" x 7'5" (3.77 x 2.28)

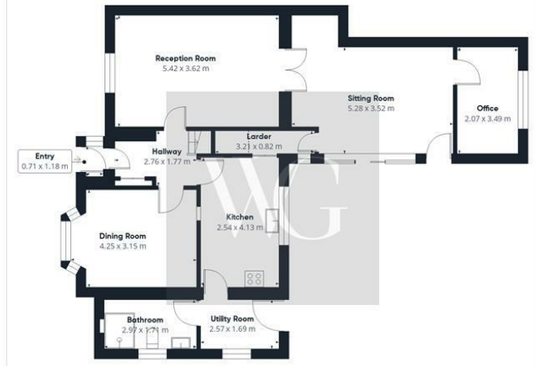
BEDROOM THREE
8'4" x 10'3" (2.56 x 3.14)

FAMILY BATHROOM
5'5" x 8'9" (1.66 x 2.68)

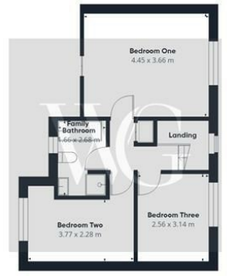
GARDEN

EPC RATING TBC

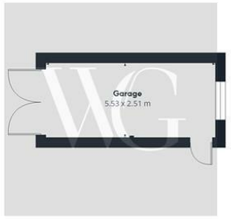
COUNCIL TAX BAND E



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area(1)
144.8 m²

Reduced headroom
0.8 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.

GIRAFFE360