

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>97</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

### 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

## 66, Showground Road, Malton, YO17 7PJ Guide price £215,000

66 Showground Road is a well-presented two-bedroom semi-detached home, ideally located on the popular Showfield development in Malton. Benefiting from an NHBC warranty running until December 2033, this property has been thoughtfully designed with a practical layout, stylish finishes, and comfortable living spaces. With an easy-to-maintain garden, it makes an ideal choice for first-time buyers, downsizers, or investors.

On entering the property, the kitchen sits to the left, fitted with a range of modern units, integrated appliances including an electric oven and stove, and ample space for dining. Herringbone-style flooring adds a contemporary finish, while a guest cloakroom sits neatly under the stairs for everyday convenience.

To the rear, the lounge provides a cosy retreat, with French doors opening directly onto the garden – a private outdoor space with a lawned area, patio, and gated access to the side.

Upstairs, two well-proportioned bedrooms sit either side of the landing, alongside a central bathroom. Finished with modern charcoal tiling, the bathroom offers a bath with overhead shower, WC, and wash hand basin, completing this smart and functional home.

Externally, the property benefits from frontal hardstanding parking for two vehicles and a generous rear garden.

Perfectly placed within walking distance of Malton's amenities, schools, and transport links, 66 Showground Road combines modern living with convenience in a sought-after location.



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 HALL**  
14'9" x 3'3" (4.52 x 1.01)

**KITCHEN/DINING ROOM**  
14'9" x 6'5" (4.52 x 1.98)

**LIVING ROOM**  
8'11" x 13'2" (2.73 x 4.02)

**GUEST CLOAKROOM**  
5'6" x 2'10" (1.70 x 0.88)

**BEDROOM ONE**  
9'1" x 13'1" (2.77 x 4.00)

**BEDROOM TWO**  
7'10" x 9'6" (2.40 x 2.91)

**BATHROOM**  
6'6" x 6'3" (1.99 x 1.92)

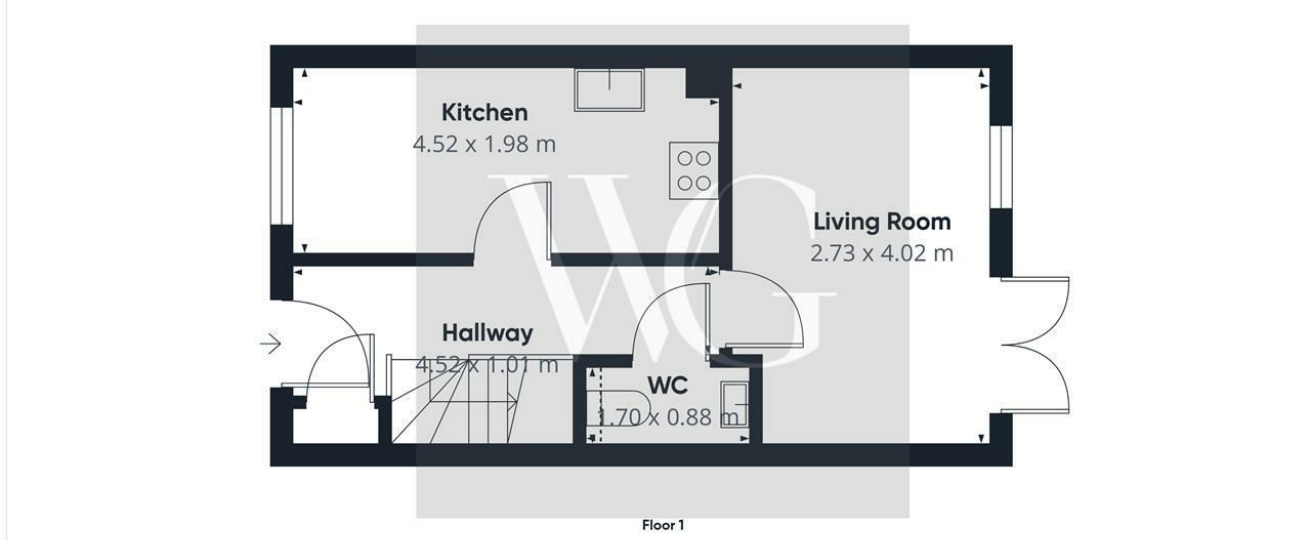
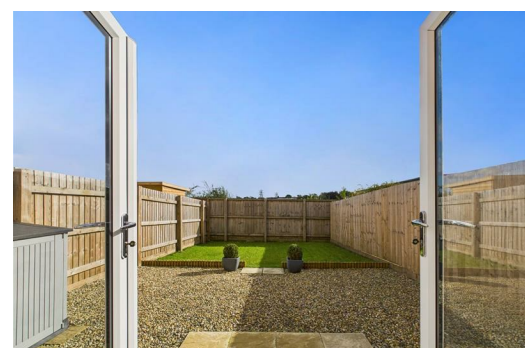
**COUNCIL TAX BAND C**

**EPC RATING B**

**TENURE**  
Freehold

**SERVICES**  
Mains Gas, Water and Electricity

**EXTERIOR**  
Space for two vehicles on hardstanding parking to the front of the property.



<b>WG</b>	
<b>Approximate total area<sup>(1)</sup></b> 54.6 m <sup>2</sup>	
<b>Reduced headroom</b> 0.1 m <sup>2</sup>	
(1) Excluding balconies and terraces	
Reduced headroom ..... Below 1.5 m	
<small>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</small>	
<small>GIRAFFE360</small>	