



66 Showground Road
Malton, YO17 7PJ
£215,000


WILLOWGREEN
ESTATE AGENTS

66 Showground Road, Malton, YO17 7PJ

66 Showground Road is a well-presented two-bedroom semi-detached home, ideally located on the popular Showfield development in Malton. Thoughtfully designed with a practical layout, this home offers stylish finishes, comfortable living spaces, and an easy-to-maintain garden – making it 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.

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





Floor 1



Floor 2

0.97 x 1.04 m

WG

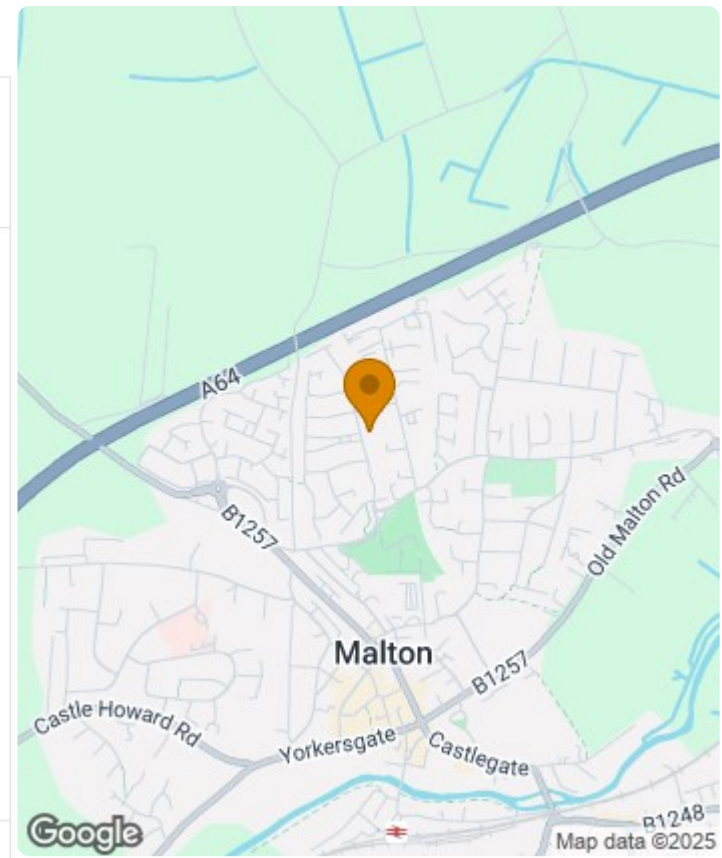
Approximate total area¹⁾
54.6 m²
Reduced headroom
0.1 m²

(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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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

