



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		58	86
(92 plus)	A		
(81-91)	B		
(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			
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	

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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WILLOWGREEN

ESTATE AGENTS



63, Town Street, Old Malton, North Yorkshire, YO17 7HB

Offers in the region of £300,000

The perfect cosy cottage just listed.

With a newly fitted kitchen and landscaped garden, parking to the rear, cosy sitting room with log burner - what's not to love?

63, Town Street is a charming two bedroom period cottage situated in the sought after location of Old Malton. The property has been extended and modernised throughout by the current owner to an extremely high standard.

The accommodation briefly consists of a welcoming entrance hall, sitting room with wood burning stove and recently laid parquet flooring, a recently modern kitchen extension with bifold doors out onto the rear garden and a recently installed ground floor bathroom. Located to the first floor there are two double bedrooms, the main bedroom benefiting from a recently fitted en-suite shower room.

With period features throughout the property including sash windows, wood flooring and cast iron feature fireplaces to both bedrooms. To the exterior of the cottage is a private and enclosed walled garden with patio seating area. It leads to a small access lane with a useful parking area for two cars.

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.



ENTRANCE HALL

Recently installed front door, wood flooring, electric cupboard, understairs storage cupboard and coving to the ceiling. Staircase leading to the first floor accommodation.

SITTING ROOM

12'7" x 12'3" (3.84 x 3.75)
Single glazed sash window overlooking the green area, recently installed wood shutters, wood burning stove set in a brick surround, shelved recess, TV point, coving to the ceiling.

KITCHEN

9'6" x 8'5" (2.92 x 2.58)
Recently completed kitchen extension with sky light, wooden flooring, bi-fold doors out onto rear garden, a range of fitted wall and base unit with wooden work surfaces, stainless steel sink, integrated dishwasher, built in fridge/freezer, built in electric oven and microwave, electric hob with extractor hood, downlights, power points. Access to the rear garden and parking beyond.

REAR HALL

Window to rear aspect, wooden flooring, power points, radiator, space for dining.

UTILITY

Plumbing for washer, wall mounted combi boiler.

BATHROOM

7'10" x 3'4" (2.4 x 1.02)
Installed in 2022; Three piece suite with bath and shower over, wash basin with vanity, low flush WC, part tiled walls, shaver point and radiator.

FIRST FLOOR LANDING

3'4" x 3'0" (1.02 x 0.92)
Doors leading to the bedrooms.

BEDROOM ONE

16'2" x 8'8" (4.95 x 2.66)
Front aspect sash window overlooking the green area, wood flooring, spotlights, feature fireplace and radiator. Loft access which is part boarded.

EN SUITE

7'10" x 3'4" (2.4 x 1.02)
Shower cubicle with splash back and rainfall shower, vanity hand wash basin, low flush WC, extractor fan and heated towel rail.

BEDROOM TWO

10'9" x 10'5" (3.30 x 3.20)
Rear aspect sash window, fitted wardrobes, built in bed, cast iron feature fireplace and radiator.

EXTERIOR

Mainly laid to lawn garden at the rear with patio seating area, path to rear gate to gravelled parking, woodend garden shed.

PARKING TO REAR

Off-street gravelled parking area for two vehicles.

SERVICES

Mains connected to water, drainage, gas and electric,

COUNCIL TAX BAND C

