



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		

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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8, Castle Howard Road, Malton, North Yorkshire, YO17 7AY Offers over £395,000

8 Castle Howard Road is a detached four bedroom family home located on this highly sought after road in Malton. With garage and driveway parking, this property is situated on a prime plot which is elevated over looking Castle Howard Road and within walking distance of the towns amenities.

This much loved home in brief comprises; entrance hallway, sitting room with bay window and doors to rear garden, dining room, breakfast kitchen and guest cloakroom. To the first floor are four bedrooms with spacious en-suite to master and recently fitted house bathroom.

Externally, there is an enclosed rear garden and gardens to front aspect. There is also a detached garage with driveway parking.

In recent years, Malton has been able to address many of the economic challenges faced by other rural towns. It offers a good range of amenities, including supermarkets, quirky shops, artisan food producers, restaurants, cafés and pubs, tennis courts, high street banks, gyms, a cinema and excellent schools. The town is well-placed for access to York (approximately 18 miles), Scarborough (approximately 25 miles), and Leeds (approximately 47 miles). The Coastliner bus service operates frequent services from Leeds and York via Malton to Scarborough, Whitby and other towns on the east coast. Malton railway station provides fast regular services to York, Leeds, Manchester, and Liverpool, as well as the east coast.

EPC Rating D



ENTRANCE HALLWAY
7'9" x 10'8" (2.37m x 3.26m)
Radiator, power points and stairs to first floor landing.

SITTING ROOM
12'3" x 20'1" (3.75m x 6.14m)
Bay window to front aspect, doors to rear aspect, feature fireplace, power points, radiator and TV point.

KITCHEN
19'4" x 8'11" (5.91m x 2.72m)
Window to rear aspect, door to side aspect, range of wall and base units, sink and drainer, electric oven, electric hob, space for washing machine, under counter fridge and freezer, boiler, radiator and power points.

DINING ROOM
11'2" x 10'8" (3.41m x 3.27m)
Window to front aspect, power points and radiator,

GUEST CLOAKROOM
Low flush WC, sink and radiator.

FIRST FLOOR LANDING

BEDROOM ONE
16'3" x 10'11" (4.97m x 3.35m)
Window to front aspect, fitted wardrobes, power points and radiator.

EN-SUITE
4'10" x 8'9" (1.49m x 2.69)
Window to rear aspect, radiator, bath with shower above, sink and low flush WC.

BEDROOM TWO
12'6" x 10'11" (3.83m x 3.34m)
Window to front aspect, wardrobe cupboard, power points and radiator.

BEDROOM THREE
10'5" x 8'11" (3.19m x 2.74m)
Window to rear aspect, power points and radiator.

BEDROOM FOUR
8'0" x 8'9" (2.46m x 2.69m)
Window to rear aspect, power points and radiator.

BATHROOM
7'10" x 5'5" (2.41m x 1.67m)
Window to rear aspect, under floor tiled flooring, bath with shower, sink and low flush WC and extractor fan.

OUTSIDE
Externally, there is an enclosed rear garden and gardens to front aspect. There is also a detached garage with driveway parking.

GARAGE
Window to side, power & light.

SERVICES
Gas central heating and mains drainage.

COUNCIL TAX BAND E

TENURE
Freehold

