



6 The Gallops Malton, Yorkshire YO17 9JU

£625

6 The Gallops in Norton is a beautifully presented one bedroom property, ready to let immediately. The property has been fully renovated throughout to a high standard.

This property briefly comprises; entrance hallway with work station, kitchen kitted out with integrated appliances and spacious sitting room. To the first floor is a double bedroom and house bathroom. Outside is an enclosed garden with shed, and allocated parking for three vehicles.

Norton has an excellent collection of amenities which can be found a short distance away, and the beautiful, rolling Yorkshire Wolds can easily be explored to the south. Over the river Derwent, Malton adds even more necessities, and the railway station and A64 both lead to Scarborough, York and Leeds.

Council Tax Band A
EPC Rating C

Available to let on assured shorthold tenancy of 12 months, renewable by agreement.

ENTRANCE HALLWAY



Door and window to side aspect with fitted blinds, radiator. Work station with power points and phone charging point. Hidden under stairs storage.

SITTING ROOM



Window to rear aspect with fitted blinds. Radiator, TV and power points, stairs leading to first floor.

KITCHEN



Window to side aspect with fitted blinds, laminate wood effect flooring, power points. Recently installed range of wall and base units with sink and drainer unit, electric oven and induction hob with modern extractor. Integrated appliances including fridge/freezer, dishwasher and washer/dryer.

FIRST FLOOR LANDING

Window to side aspect, loft access and radiator.

BEDROOM



Window to rear aspect with fitted blinds, TV point, radiator and power points. Large cupboard for storage and fitted wardrobes.

SHOWER ROOM



Fully tiled walls, opaque window with fitted blinds, large walk in shower with rainfall and hand attachment, low flush WC and sink built into vanity unit, shaver point.

SERVICES

Mains gas central heating, mains water and drainage.

EXTERNAL



Enclosed lawned garden with garden shed.

EPC RATING

C

COUNCIL TAX BAND

A





		Current	Potential
Very energy efficient - lower running costs			
(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	

		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