



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
England & Wales		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>		
(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		
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](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.

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England and Wales VAT Reg. No 934616515



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## 117, Scarborough Road, Malton, North Yorkshire, YO17 8AA

### Guide price £260,000

117 Scarborough Road is a charming three-bedroom stone cottage offering a wonderful blend of character, space and potential with a beautiful front garden. To the rear of the property, there is a single garage along with hardstanding parking for one vehicle in front. There is also a further dedicated parking space.

This deceptively spacious home enjoys a warm, rustic feel throughout, with beautiful natural wood features and exposed beams that bring a timeless charm to every room. From the moment you step inside, there's a real sense of character, complemented by a flexible layout and an abundance of natural light.

Outside, the property's front garden is a key feature, well-planned with pathways, mature planting and seating areas.

Positioned on the edge of Norton, the property is well located for local amenities, schools, transport links and countryside walks.

A well-presented home with character and potential, early viewing is advised.

EPC TBC



**LOCATION**  
Scarborough Road is a well-connected and highly convenient location, positioned on the edge of Norton and within easy reach of both Malton town centre and the surrounding countryside. The area benefits from a wide range of local amenities including shops, cafés, schools and leisure facilities, while excellent transport links make it ideal for commuters, with Malton’s railway station providing direct services to York, Scarborough and beyond. For those who love the outdoors, the Howardian Hills Area of Outstanding Natural Beauty and the Yorkshire Wolds are just a short drive away, offering beautiful walking, cycling and riding routes. Scarborough Road offers the perfect balance of town convenience and rural charm.

**KITCHEN/DINING ROOM**  
16'8" x 12'0" (5.09 x 3.68)

**LIVING ROOM**  
11'3" x 11'3" (3.43 x 3.45)

**BATHROOM**  
3'6" x 10'8" (1.07 x 3.26)  
With a bath and WC

**BEDROOM ONE**  
11'2" x 10'5" (3.42 x 3.20)

**BEDROOM TWO / EN-SUITE**  
11'4" x 11'4" (3.47 x 3.47)  
The en-suite includes a shower and WC

**BEDROOM THREE**  
6'1" x 10'8" (1.87 x 3.26)

**COUNCIL TAX BAND C**

**EPC RATING TBC**

**EXTERIOR**  
Garage with hardstanding and an additional parking space to the rear. The property enjoys convenient rear vehicle access, with pedestrian entry available from both the front and rear.

