



**Hope Cottage Princess Road
Malton, North Yorkshire YO17 7JP
Guide price £450,000**


WILLOWGREEN
ESTATE AGENTS

Hope Cottage was built in 1880's and has only been on the market once in all its history. This unique property has been carefully renovated and restored by the current owners bringing this beautiful home back to life. The property was reroofed in 2019 and all the windows were replaced with Accoya sliding sash Victorian style windows, in order to be sympathetic with the history of the property

Located in the heart of Malton and within walking distance to all of Yorkshire Food's Capitals amenities, this charming property arranged over four floors with two cellars underneath. To the first floor are three double bedrooms, and house bathroom. To the upper floor are two attic rooms. To the rear is the courtyard garden with useful outbuildings and gate access to the garaging.

With a courtyard to the rear, workshop, two stores, outside WC and two garages, one of the garages has access to a small courtyard.

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 E



ENTRANCE HALL6'5" x 23'11" max (1.96 x 7.30 max)
Tiled flooring, picture rails, coving, mid hall arch, stairs to first floor landing.

DINING ROOM13'0" x 17'3" into bay (3.97 x 5.28 into bay)
Wooden sash bay window to front aspect, open fireplace, coving, power points, TV point, telephone point.

SITTING ROOM12'9" x 15'5" into bay (3.90 x 4.71 into bay)
Wooden sash bay window to front aspect, feature fireplace, coving, picture rails, power points, TV point, telephone point.

KITCHEN11'5" x 10'0" (3.50 x 3.06)
Wooden sash window to rear aspect, original wall panelling, a range of wall and base units, feature fireplace, space for fridge/freezer, space for dishwasher, original built in cupboards, power points and TV point.

PANTRY/UTILITY ROOM9'8" x 9'11" (2.96 x 3.04)
Wooden sash window to rear aspect, sink and drainer unit, wood panel partition walls with coat hooks, fitted base drawers, wooden worktops, plumbed for washing machine, storage cupboard, power points.

CELLAR (SECTION ONE)9'6" x 9'8" (2.90 x 2.97)
Wooden Yorkshire sash window to rear aspect, tiled flooring, open doorway to section two.

CELLAR (SECTION TWO)12'3" x 12'5" (3.74 x 3.80)
Hatch access to side aspect leading to courtyard garden, tiled flooring, power points, consumer unit/fuse box, electricity meter.

FIRST FLOOR LANDING16'7" x 21'11" max (5.06 x 6.69 max)
Wooden sash window to half landing, under-stairs storage cupboard, bare wooden floorboards, radiator, power points, stairs to second floor landing.

MASTER BEDROOM12'11" x 12'11" (3.95 x 3.96)
Wooden sash window to front aspect, feature fireplace, radiator, power points, dressing room (1.01 x 2.35m) with wooden sash window to front aspect.

BEDROOM TWO12'9" x 13'0" (3.91 x 3.97)

Wooden sash window to front aspect, wooden floorboards, feature fireplace, radiator, power points.

BEDROOM THREE13'0" x 10'1" (3.97 x 3.09)
Wooden sash window to rear aspect, wooden floorboards, radiator, power points.

BATHROOM6'5" x 7'3" (1.97 x 2.23)
Wooden sash window to rear aspect, Burlington suite including free standing roll top bat, walk in shower with rain shower, wash hand basin with vanity unit, high flush WC, and ceiling rose.

SECOND FLOOR LANDING6'3" x 3'2" (1.93 x 0.99)
Skylight, wooden floorboards, two storage cupboards, wood panelled walls and ceiling.

ATTIC ROOM13'1" x 15'7" (3.99 x 4.77)
Wooden sash window to side aspect, skylight, wooden floorboards, power points, two eaves storage, exposed beams.

ATTIC ROOM12'11" x 15'9" (3.95 x 4.81)
Skylight, wooden floorboards, power points, two eaves storage, fitted office desk, exposed beams, wood panelled ceiling and walls.

EXTERIOR
Front: formal townhouse garden with twin planting areas and path leading from front gate to front door. hedge and wall boundaries.
Rear: lower courtyard accessed through garage with side street gate and wall/fence boundaries, upper courtyard, boot scraper adjacent to back door, gated access onto side path, wall boundaries, outbuildings.

Open Store (1.49 x 1.24 max)
Ornate tiled floor, wood panelled ceiling, leads to outdoor W.C. (1.74 x 0.99m) with wooden window to rear aspect, ornate tiled floor, wood panelled ceiling and W.C.

WORKSHOP12'5" x 7'8" (3.79 x 2.36)
Wooden Yorkshire sash windows to front and rear aspect, Victorian range fireplace, wooden workbench with two vices, power points, lighting, tap.

COAL SHED4'6" x 7'8" (1.38 x 2.36)
Brick floor and walls.

STORE3'6" x 8'0" (1.07 x 2.44)

Wooden window to rear aspect, ornate tiled floor.

GARAGE ONE21'9" x 10'5" (6.63m x 3.18m)
Up-and-over garage door, rear access door leading to lower courtyard, tap.

GARAGE TWO21'9" x 10'5" (6.63m x 3.18m)
Up-and-over garage door.

OUTDOOR GUEST CLOAKROOM
Low flush WC, ornate tiled floor.

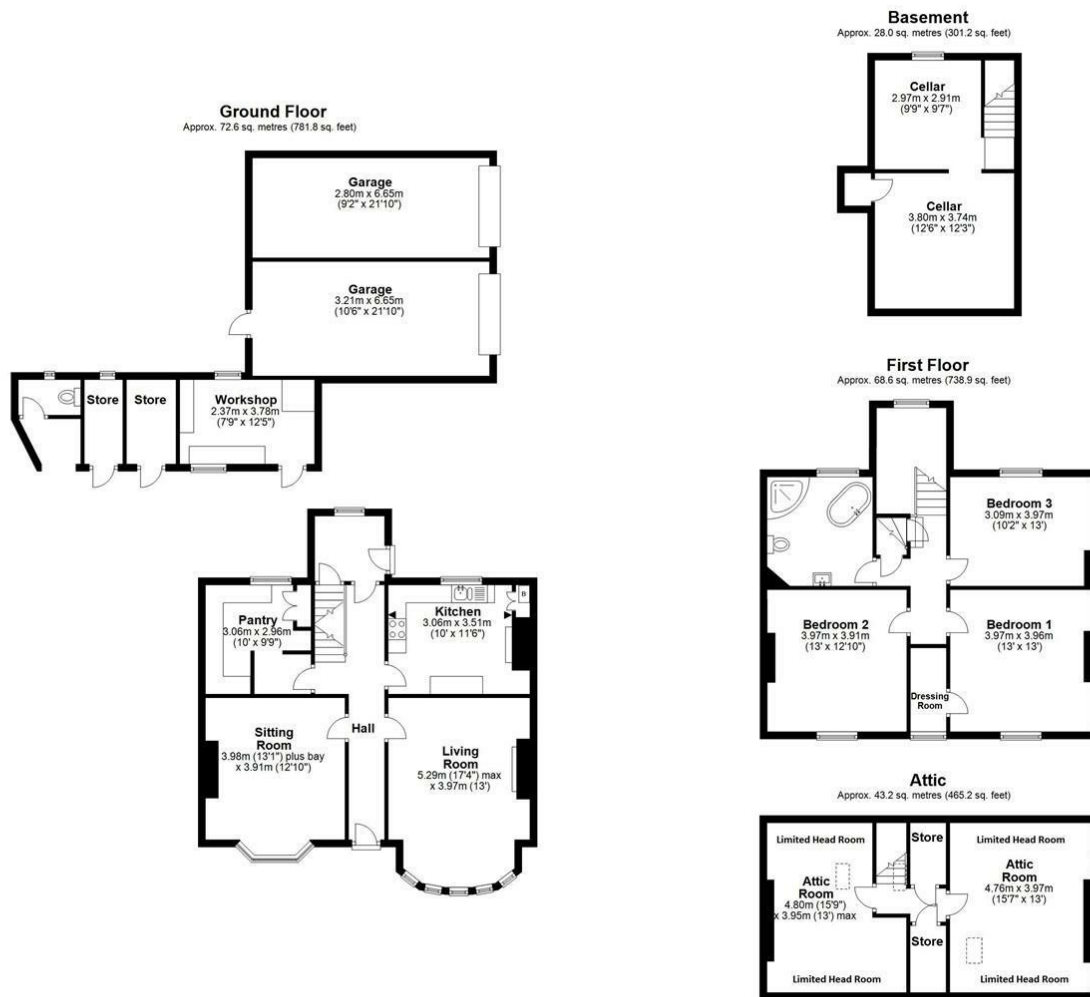
SERVICES
Double glazed throughout, mains gas, water and electricity, mains drainage. Boiler fitted October 2019, recently installed roof and Accoya sliding sash windows.

TENURE
Freehold.

COUNCIL TAX BAND D







Total area: approx. 212.5 sq. metres (2287.1 sq. feet)
Hope Cottage, 5 Princess Road



Energy Efficiency Rating		
	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	76

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	69



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