



**22, The Gallops, Malton,  
North Yorkshire, YO17 9JU  
Guide price £199,950**

\*\*\*OFFERED WITH NO ONWARD CHAIN\*\*\*

22 The Gallops is a well presented two bedroom semi detached house situated on a corner plot with secure gated driveway parking and private rear garden. Located within this very popular residential area off Langton Road, Norton in close proximity to Norton College.

The very well presented accommodation comprises: entrance porch, spacious living/diner and contemporary kitchen. To the first floor there are two good sized bedrooms and house bathroom. The rear garden is mainly laid to lawn with separate patio and decking areas and off road parking.

Malton and Norton are popular market towns 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.

EPC Rating TBC



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>	
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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.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)

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**ENTRANCE HALLWAY**

Plumbing for washing machine, power points.

**LIVING ROOM**

19'4" x (5.90m x )  
Window to front aspect, gas fire with marble hearth, TV point, power points, radiator.

**KITCHEN**

Window and door to side aspect, range of fitted wall and base units with work surfaces, tiled splashback, electric oven and hob with extractor over, stainless steel sink with mixer tap, power points, radiator.

**FIRST FLOOR LANDING**

**BEDROOM ONE**

Window to rear aspect, power points, radiator.

**BEDROOM TWO**

Window to front aspect, power point, radiator.

**BATHROOM**

Window to side aspect, fully tiled panel enclosed bath with overhead Aqualisa Digital power shower, wash basin with mixer tap, low flush WC, heated towel rail.

**GARDEN**

Outside a private and enclosed lawned garden with patio area with gravelled secure parking to the rear. Outside tap and lights.

**SERVICES**

Mains water, gas, electricity and drainage.

**COUNCIL TAX BAND B**

**TENURE**

Freehold

**ADDITIONAL NOTES**

The button on the wall in the lounge next to the entrance hall door is to fill the bath via the Aqualisa Digital processor. The system is located in the loft, which is floored.

