

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	76
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
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	64
(39-54) E	40
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

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.

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



15, St. Nicholas Street, Malton, Yorkshire, YO17 9AQ Guide price £299,000

15 St Nicholas Street is an impressive three-storey Victorian townhouse that has been thoughtfully extended and beautifully refurbished to offer a spacious and versatile family home. Blending elegant period features with contemporary comforts, this charming property is centrally located in Norton and boasts generously proportioned rooms throughout.

The accommodation briefly comprises: an inviting entrance hall, a sitting room, and an open-plan dining area featuring a cast iron fireplace, seamlessly flowing into a modern kitchen extension with bifold doors opening onto the rear garden. Double doors lead into a spacious second sitting room complete with a cosy log burner. A guest cloakroom completes the ground floor. To add to the property's appeal there is underfloor heating to kitchen and bathroom. All roofs have been updated within the past 2 years.

On the first floor, there are two double bedrooms and a well-appointed family bathroom. The second floor offers two further double bedrooms and a convenient WC.

Externally, the property enjoys a private, low-maintenance rear garden with both patio and decking areas, ideal for outdoor entertaining.

EPC Rating E



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6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

LOCATION

Norton is a charming and well-connected town situated on the outskirts of Malton, North Yorkshire. Nestled alongside the picturesque River Derwent, Norton offers a perfect blend of countryside tranquility and modern amenities. The town boasts a strong sense of community, excellent local schools, and a variety of shops, pubs, and restaurants.

With Malton—renowned as Yorkshire’s food capital—just a short walk away, residents enjoy access to an array of independent cafes, artisan markets, and fine dining experiences. The area is also well-served by transport links, including a railway station with direct connections to York and beyond, making it an ideal location for commuters.

Outdoor enthusiasts will appreciate the nearby Howardian Hills and North York Moors, offering scenic walks and outdoor pursuits. Whether you’re looking for a peaceful retreat or a convenient base to explore North Yorkshire, Norton provides an excellent setting for family life, professionals, and retirees alike.

PORCH

UPVC double glazed door to the front aspect, parquet flooring, door to the entrance hall.

ENTRANCE HALL

Radiator, power point, Parquet flooring, stairs to the first floor landing.

LOUNGE

16'0" x 12'5" (4.90m x 3.80m)

UPVC double glazed Bay window to the front aspect, feature fireplace, log burning stove with tiled hearth, TV point, radiator, power points, Parquet flooring, double doors leading the dining room.

DINING ROOM

13'9" x 12'3" (4.20m x 3.75m)

Open plan to the kitchen/Breakfast area, feature Ornate fireplace with tiled hearth, storage cupboard, power point, Parquet flooring.

GUEST CLOAKROOM

Modern two piece suite comprising of low flush WC, free standing wash hand basin, extractor fan, Parquet flooring.

KITCHEN/BREAKFAST ROOM

14'9" x 11'5" - (4.50m x 3.50m -)

Bifold doors to the rear giving access to the rear garden, Roof Lantern. Range of Grey shaker style wall and base units with butcher block work surface, integrated fridge freezer, integrated washing machine, integrated condensing tumble dryer, electric double oven with five ring gas hob and extractor hood. Breakfast Bar/Island with Belfast sink with instant hot water tap, space for dishwasher, power points with USB point, underfloor heating.

FIRST FLOOR LANDING

Radiator, stairs to the second floor landing.

BEDROOM ONE

13'11" x 12'9" (4.25m x 3.90m)

UPVC double glazed window to the front aspect, fitted sliding wardrobes, radiator, power points and Maple wooden flooring.

BEDROOM 2

14'5" x 7'10" (4.40m x 2.40m)

UPVC double glazed window to the rear aspect, Airing cupboard housing the combi boiler, radiator and power points.

HOUSE BATHROOM

UPVC double glazed window to the rear aspect, modern white suite comprising of low flush WC, His and Hers wash hand basins, walk in double shower and free standing Oval bath with mixer taps, extractor fan, under floor heating.

SECOND FLOOR LANDING

Storage cupboards, power point.

BEDROOM THREE

16'4" x 13'11" (5.00m x 4.25m)

UPVC double glazed windows to the front aspect, radiator, power points, loft access.

WC

Modern Two piece suite comprising of low flush WC, vanity wash hand basin,

BEDROOM FOUR

14'1" x 9'6" (4.30m x 2.90m)

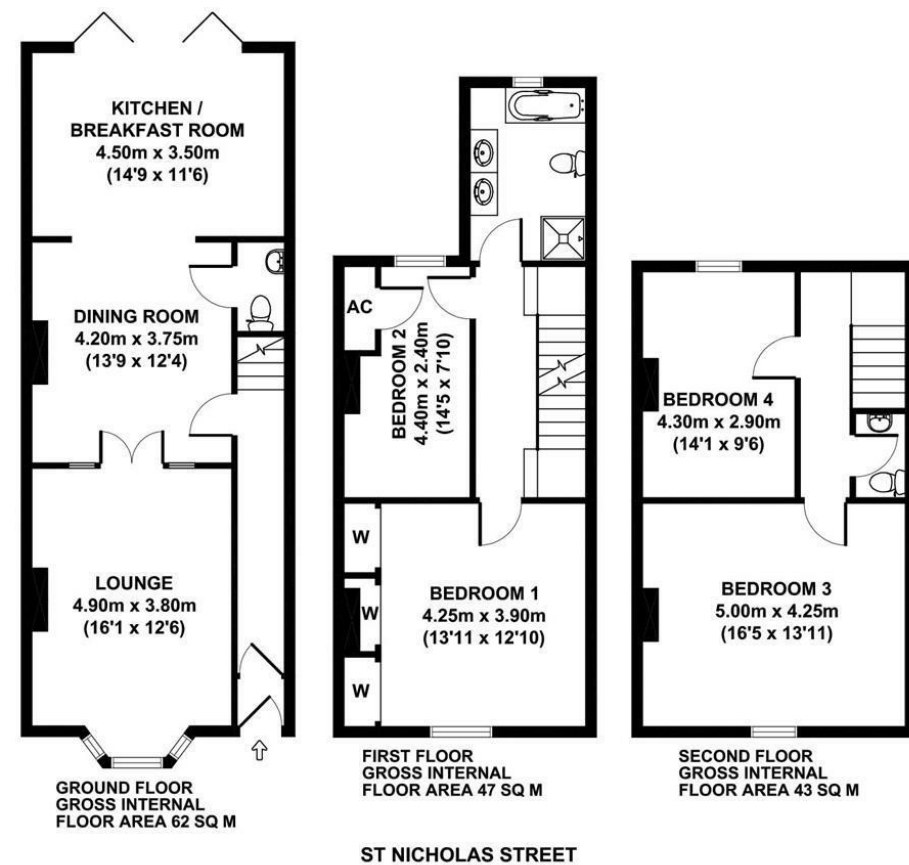
UPVC double glazed window to the rear aspect, radiator and power points.

REAR GARDEN

Good sized rear garden with Indian stone patio area leading to a further patio area with Pizza oven, then on to a decking area and lawn area. number 15 has the right of way over number 13.

FRONT GARDEN

Walled gated forecourt to the front, gravelled area with bushes.



APPROX. GROSS INTERNAL FLOOR AREA 152 SQ M / 1636 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given