

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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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



**Castle Dykes, 35, Castlegate, Malton,  
North Yorkshire, YO17 7EA**

**Offers in the region of £585,000**

Castle Dykes is an exceptional Grade II Listed Georgian town house, situated in a private location off Castlegate in Malton. The property stands overlooking a charming walled garden. Offering spacious accommodation, this four bedroom property benefits three good sized reception rooms and a modern kitchen, retaining many traditional features.

Briefly comprising; entrance hallway with stairs to the first floor, breakfast kitchen with open fire, utility room and guest cloakroom, cosy and spacious sitting room with log burning stove and access to the cellar, with steps up into a galley style dining room. Leading through to a boot room/conservatory with access onto a decked patio garden to the side. To the first floor landing are four double bedrooms, en-suite bathroom to bedroom two and the house bathroom, both with roll top baths. Externally are beautiful private gardens, a water feature and gated side access, with parking for two vehicles and two outbuildings.

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 Exempt



## ENTRANCE HALLWAY

Door to front, wooden flooring, panelled wall, picture rail, dado rail, cased radiator, telephone point, power points, stairs to first floor landing. Steps to inner hallway, feature wall with built in wine rack, radiator.

## KITCHEN

16'8" x 12'9" (5.10m x 3.91m)

Secondary glazed sash window to side aspect, tiled flooring, a range of wall and base units with granite work surfaces, kitchen island with units, granite surfaces, sink and integral drainer, space for dishwasher and undercounter fridge/freezer, power points.

Breakfast area:- open fire with feature surround, built-in alcove shelving, wooden flooring, radiator, power points.



## UTILITY ROOM

8'11" x 7'8" (2.73m x 2.36m)

Wooden flooring, base units with roll top surfaces, Coalbrookdale log burning stove, built-in store units, overhead shelving, space for dishwasher, tumble dryer and fridge/freezer, power points.

## GUEST CLOAKROOM

Sash window to front aspect, wooden flooring, panelled walls, spot lights, low flush WC, floating unit with integral wash basin and tap unit, mirror effect wall panelling, heated wall hung towel rail.

## SITTING ROOM

16'11" x 15'2" (5.18m x 4.63m)

Window to front aspect, coving, exposed beams, log burning stove with feature surround, column radiator, TV point, alcove built-in storage, stairs to cellar, column radiator, power points.



## DINING ROOM

27'9" x 9'1" (8.48m x 2.78m)

Windows to front and sides, one with secondary glazing, wooden flooring, wall panelling, beams, wall lights, built-in storage and units, column radiator, power points.



## BOOT ROOM/CONSERVATORY

11'9" x 5'6" (3.59m x 1.69m)

Windows to side and rear, door to front, tiled and wooden flooring, wooden panelling.

## CELLAR

14'5" x 8'4" (4.40m x 2.55m)

## FIRST FLOOR LANDING

Velux windows, airing cupboard, wall lights, radiators, power points.

## MASTER BEDROOM

15'2" x 9'1" (4.64m x 2.77m)

Secondary glazed window to front aspect, picture rail, feature fire, built-in storage cupboard, cased radiator, power points.



## BEDROOM TWO

13'9" x 15'9" (4.21m x 4.81m)

Sash window to side aspect, Velux window, column radiator, power points.

## BEDROOM TWO EN-SUITE BATHROOM

Window to side aspect, wall panelling, part tiled walls, built-in units, high cistern WC, fully tiled enclosed corner shower, roll top bath with claw feet, wash hand basin.



## BEDROOM THREE

17'1" x 10'0" (5.22m x 3.06m)

Secondary glazed window to side aspect, high skirting, picture rail, feature fire, column radiator, telephone point, power points.

## BEDROOM FOUR

13'6" x 9'0" (4.14m x 2.76m)

Window to front aspect, built-in shelving, column radiator, loft access, power points.

## HOUSE BATHROOM

Window to front aspect, wooden style flooring, part tiled walls, brick and tiled feature wall, Sanitan low flush WC and wash hand basin, roll top bath.

## STORE (X2)

## GARDEN

Electric gates onto the driveway. The garden is partly lawned with plants and shrubs and water feature, gated side access, two outbuildings, a wood store, driveway parking for two vehicles.

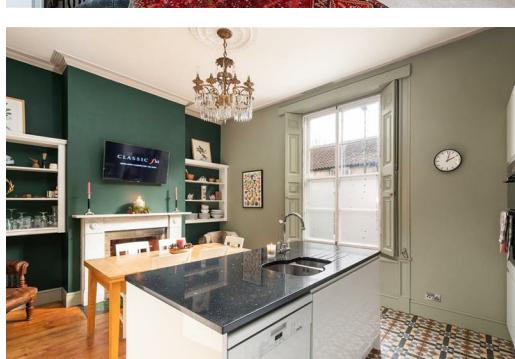
## COUNCIL TAX BAND D

## TENURE

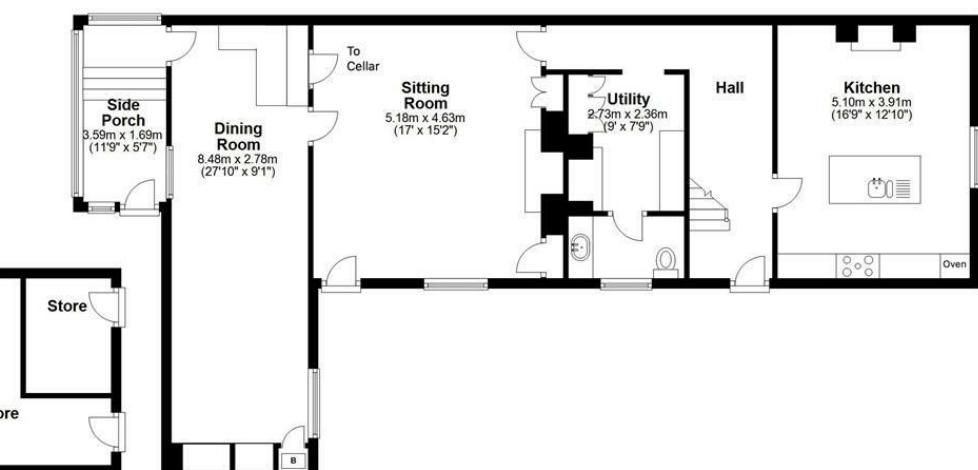
Freehold.

## SERVICES

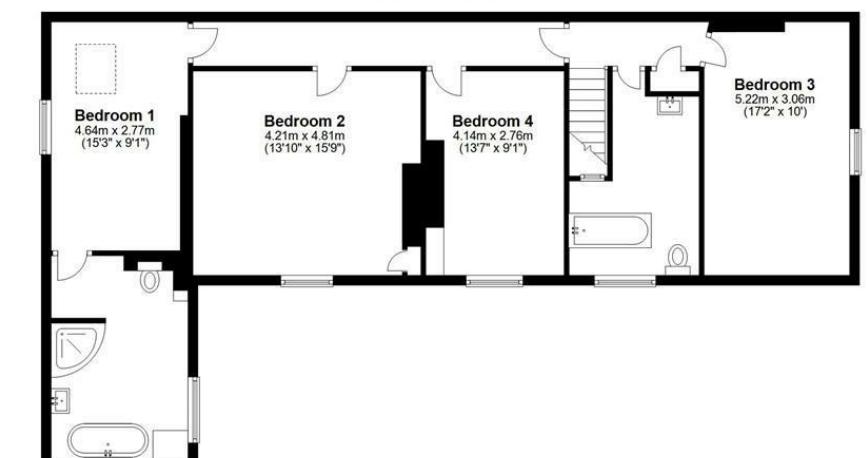
Mains water, gas and electricity. Connection to mains drains, gas fired central heating.



**Ground Floor**  
Approx. 97.1 sq. metres (1045.3 sq. feet)



**First Floor**  
Approx. 93.9 sq. metres (1010.8 sq. feet)



Total area: approx. 202.3 sq. metres (2177.1 sq. feet)  
35 Castlegate, Malton