

### 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

## 37, Old Maltongate, Malton, Yorkshire, YO17 7EH Guide price £260,000

Viewing highly recommended for 37 Old Maltongate, a charming Grade II listed two bedroom double fronted Georgian cottage located within the heart of Malton. This property has been lovingly restored over recent years by the current owners and retains many original features.

The property in brief comprises; entrance hall with stairs to first floor, sitting room with spacious understairs storage cupboard and open plan kitchen diner with stable door to rear garden. To the first floor there are two double bedrooms and house bathroom.

Outside there is a rear courtyard with outbuilding currently housing washing machine. raised vegetables beds, range of plant, shrubs and rear access.

EPC Exempt.



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

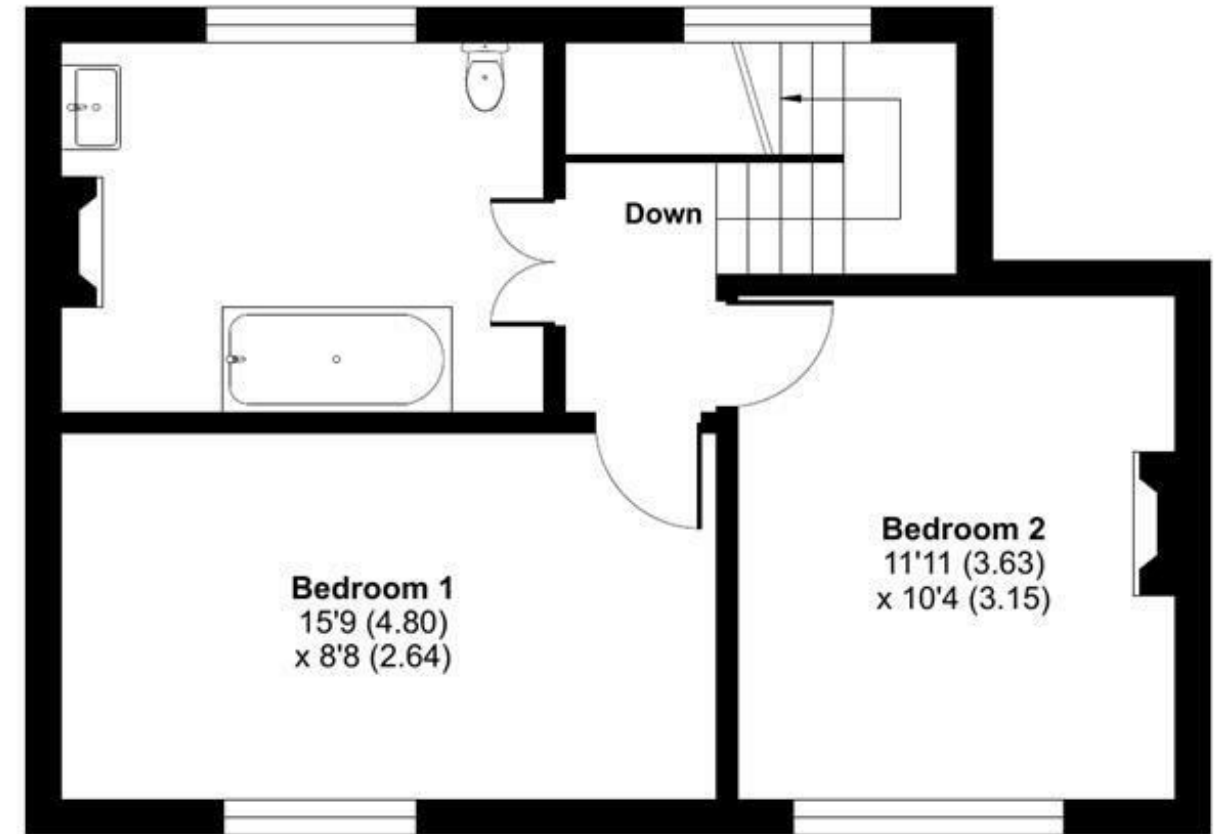
Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



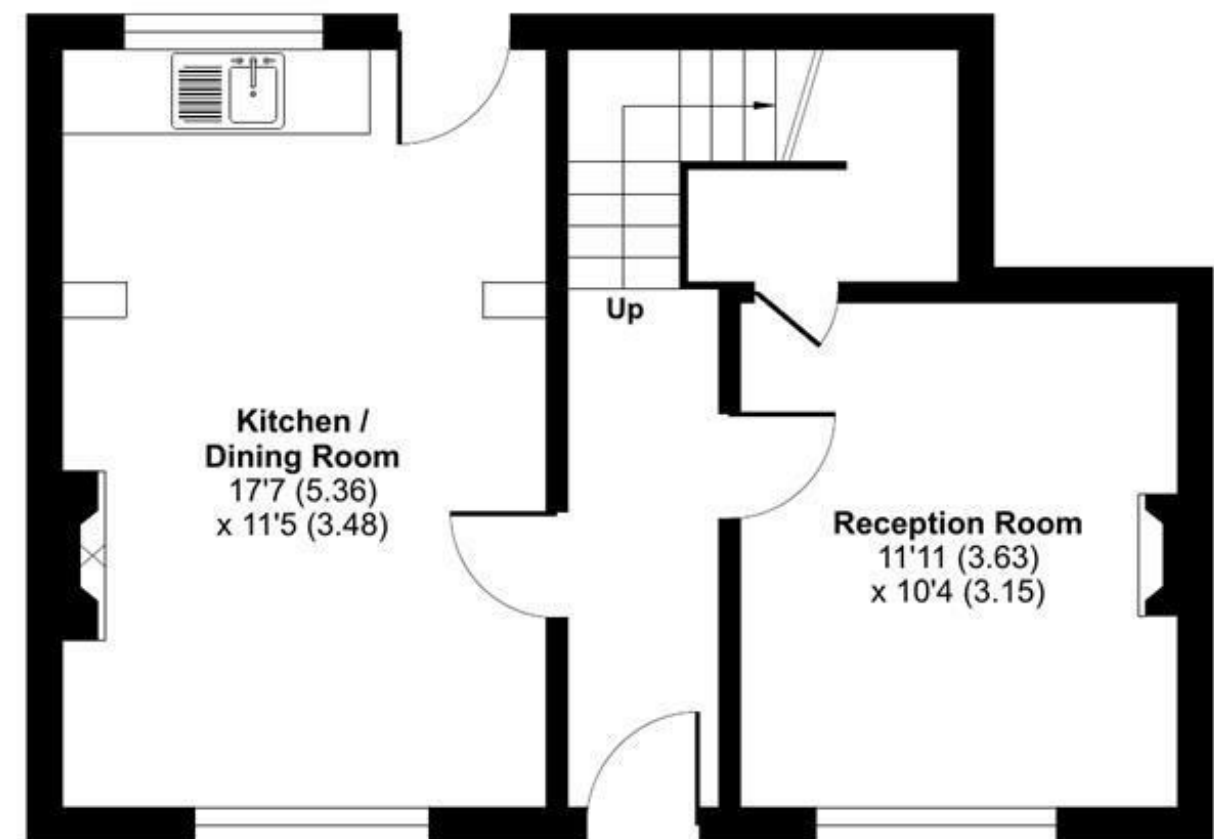
# Old Maltongate, Malton, YO17

Approximate Area = 882 sq ft / 81.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Willowgreen Estate Agents. REF: 939100



## ENTRANCE HALL

Hardwood front door with glass panel windows above, stairs leading to first floor, ceiling rose, power points, radiator.

## KITCHEN/DINER

17'7" x 11'5" (5.36m x 3.48m)

Wooden stable door, wooden window to rear aspect, window to front aspect, radiator, wall and base units with sink, combi-boiler and space for electric cooker.

## SITTING ROOM

11'11" x 10'4" (3.63m x 3.15m)

Wooden sash window to front aspect, ceiling rose, picture rail, storage cupboards and shelving, radiator, power points, wall lights and large under stairs cupboard.

## FIRST FLOOR LANDING

Wooden window to rear aspect, original wood flooring, dado rail, ceiling rose, loft access.

## BEDROOM ONE

15'8" x 8'7" (4.80 x 2.64)

Wooden window to front aspect, original wood flooring, ceiling rose, feature fireplace, radiator, power points.

## BEDROOM TWO

11'10" x 10'4" (3.63 x 3.15)

Wooden window to front aspect, original wood flooring, ceiling rose, feature fireplace, power points, radiator.

## BATHROOM

4'11 x 5'06 (1.50m x 1.68m)

Window to rear aspect, original wood flooring, free standing bath, wash hand basin with pedestal, radiator & low flush WC.

## OUTSIDE STORE/UTILITY

6'3" x 6'2" (1.91 x 1.88)

Window to side aspect. Leads through to another store room.

## SERVICES

Mains gas, water, electric and drainage.

## GARDEN

Outside there is a rear courtyard with outbuilding currently housing washing machine. raised vegetables beds, range of plant, shrubs and rear access.

## PARKING

On-street parking. You may be able to enquire with a few local places to get parking permit.

## COUNCIL TAX BAND B