



**10, Paddock Hill, Malton,  
North Yorkshire, YO17 7XH  
Guide price £260,000**

10 Paddock Hill is a three bedroom home tucked away on this quiet cul-de-sac location off of the highly sought after, Castle Howard Road. Only a short stroll away from the town centre, this home is ideally located to all the towns amenities, including train station, bus station, shops and doctors surgery,

This home in brief comprises; entrance hallway, guest cloakroom, sitting room, kitchen/dining area onto rear garden, To the first floor there are three bedrooms and the house bathroom, Outside to the rear the garden is fully enclosed with sheds and patio area. To the front there is a car port and space for multiple vehicles and low maintenance front garden.

Malton is a popular and well-served market town located approximately 18 miles north of York and has in recent years gained a reputation as Yorkshire's food capital. Named by The Sunday Times as one of the best places to live, the town enjoys excellent transport links; the railway station is a short walk away and has regular services to York from where London can be reached in less than 2 hours. A full range of amenities can be found within Malton, including a variety of eateries, independent and high street retailers, good schools and leisure facilities.

EPC Rating D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	83
(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	64
England & Wales <small>EU Directive 2002/91/EC</small>	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	83
(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 environmentally friendly - higher CO <sub>2</sub> emissions	64
England & Wales <small>EU Directive 2002/91/EC</small>	

**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



**ENTRANCE HALLWAY**

Radiator and stairs to first floor landing.

**SITTING ROOM**

15'1" x 13'0" (4.61 x 3.97)  
Window to front aspect, flame effect electric fireplace, TV point, power points, radiator.

**KITCHEN/DINING ROOM**

9'3" x 16'2" (2.84 x 4.93)  
Window to rear and double French doors out onto rear garden and door to side porch, oak floorboards, range of fitted wall and base units with granite work tops and splashback, stainless steel sink with mixer taps, plumbing for washing machine and dishwasher, electric oven with gas hob, extractor over, space for fridge/freezer, downlights, power points, radiator.

**GUEST CLOAKROOM**

Window to front aspect, low flush W/C, hand wash basin, radiator.

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

14'10" x 9'1" (4.54 x 2.78)  
Window to front aspect, power points, radiator.

**BEDROOM TWO**

9'10" x 10'5" (3.01 x 3.19)  
Window to rear aspect, power points, radiator.

**BATHROOM**

Window to rear aspect, fully tiled panel enclosed bath with over head shower, shower screen, low flush W/C, hand wash basin with pedestal; heated towel rail, extractor fan.

**STUDY**

11'9" x 7'2" (3.60 x 2.19)  
Window to front aspect, fitted wardrobes, power points, radiator.

**OUTSIDE**

Outside to the rear the garden is fully enclosed with sheds and patio area. To the front there is a car port and space for multiple vehicles and low maintenance front garden.

**SERVICES**

Gas central heating and mains drainage.

**COUNCIL TAX BAND C**

**TENURE**

Freehold.

