



Energy Efficiency Rating	
Current	Potential
84	93

  

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

### 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

## 15, Headland Rise, Malton, North Yorkshire, YO17 7PR £399,500

15 Headland Rise is a beautifully presented and spacious four-bedroom detached family home, situated on a generous plot within the highly regarded Linden Homes development in the thriving market town of Malton.

Finished to an exceptional standard throughout, this modern property offers versatile living accommodation ideal for families and those who love to entertain. The home opens into a welcoming entrance hallway, complete with a guest cloakroom, leading through to a bright and airy sitting room with double doors that create a seamless flow through the ground floor.

At the heart of the home lies a stunning open-plan kitchen and dining area, designed for contemporary living. With high-quality fittings, ample worktop space, and French doors that open directly onto the landscaped rear garden, this space is perfect for both everyday family meals and social gatherings.

Upstairs, a striking galleried landing leads to four well-proportioned double bedrooms, including a luxurious master suite featuring built-in wardrobes and a stylish en-suite shower room. The additional bedrooms are serviced by a modern and well-appointed family bathroom.

Outside, the property continues to impress with a beautifully maintained rear garden offering a large patio and lawned area—ideal for children, pets, or alfresco dining in the warmer months. The front garden is equally attractive, with a lawn and planted borders adding to the home's kerb appeal. A detached garage with a remote-controlled electric door, along with a private driveway providing off-street parking for multiple vehicles, completes this fantastic offering.

Located just a short distance from Malton's vibrant town centre, excellent schools, local amenities, and transport links, this property truly offers the perfect balance of peace, privacy, and convenience.



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

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

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**ENTRANCE HALLWAY**

8'10" x 5'10" (2.7 x 1.8)

**KITCHEN/DINING ROOM**

11'9" x 18'10" (3.59 x 5.76)

**LIVING ROOM**

12'7" x 16'4" (3.84 x 4.99)

**GUEST CLOAKROOM**

3'7" x 6'0" (1.1 x 1.83)

**FIRST FLOOR LANDING**

15'5" x 8'7" (4.7 x 2.62)

**BEDROOM ONE**

12'8" x 13'0" (3.87 x 3.97)

Window to rear aspect, power points, radiator.

**EN-SUITE**

4'5" x 7'6" (1.36 x 2.3)

Low flush WC, hand wash basin with pedestal, fully tiled walk in shower, radiator, extractor fan.

**BEDROOM TWO**

10'0" x 11'8" (3.06 x 3.57)

**BEDROOM THREE**

11'8" x 10'0" (3.58 x 3.07)

**BEDROOM FOUR**

12'4" x 10'0" (3.77 x 3.07)

**BATHROOM**

6'3" x 7'8" (1.92 x 2.34)

**GARAGE**

Up and over door, power and lighting.

**LOCATION**

Malton is a charming market town in North Yorkshire, often referred to as "Yorkshire's Food Capital" due to its thriving food scene, independent eateries, and regular food markets. Nestled on the edge of the Howardian Hills, an Area of Outstanding Natural Beauty, Malton offers a blend of historic character, countryside charm, and modern convenience.

The town boasts excellent transport links, with a train station providing easy access to York, Leeds, and beyond, as well as proximity to the A64 for road travel. Residents enjoy a welcoming community, a variety of boutique shops, and access to scenic walking trails along the River Derwent. With a mix of period properties, modern developments, and countryside retreats, Malton is an ideal location for those seeking a blend of rural tranquility and vibrant local culture.

**SERVICES**

**EPC RATING B**

**COUNCIL TAX BAND E**

