



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916 600 | 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, East Mount, Malton,
North Yorkshire, YO17 7EX**

Offers over £350,000

15 East Mount is a three bedroom detached property located in the heart of Malton, within walking distance to the town centre.

The property briefly comprises; entrance hallway, open living kitchen/dining room with pantry and utility, sitting room, conservatory. To the first floor are three double bedrooms, master en-suite and the family bathroom. Outside, there is a paved driveway to the front and a low maintenance lawned garden to the rear.

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 Rating C



ENTRANCE HALLWAY

Windows to front aspect, tiled flooring, storage cupboard, small under stairs storage, telephone point and stair to first floor landing.



KITCHEN/DINING ROOM

17'2" x 10'11" (5.25m x 3.33m)

Windows to front and rear aspect, tiled floor, range of wall and base units, Neff electric oven, gas hob, sink and drainer unit, integrated fridge, space for dishwasher, tiled splashback and telephone point.



PANTRY

UTILITY ROOM

Door to rear garden, wall and base units, cupboard housing combi boiler, space for fridge/ freezer and space for washer/ dryer.



SITTING ROOM

17'11" x 12'11" (5.47m x 3.94m)

Window to front aspect, French doors to rear aspect, feature fireplace with log burner, TV point.



CONSERVATORY

9'4" x 12'5" (2.87m x 3.79m)

Doors to side aspect leading to garden, electric underfloor heating and TV point.



FIRST FLOOR LANDING

Window to front aspect, coving and loft hatch.



MASTER BEDROOM

11'2" x 10'11" (3.41m x 3.33m)

Window to front aspect, fitted wardrobes, coving.



MASTER EN-SUITE

Corner shower cubicle, low flush WC, sink, coving and heated towel rail.



BEDROOM TWO

10'0" x 12'10" (3.06m x 3.93m)

Windows to front and side aspect, fitted wardrobes, TV point and coving.



BEDROOM THREE

7'7" x 12'11" (2.33m x 3.95m)

Windows to rear and side aspect, fitted wardrobes, telephone point and coving.



HOUSE BATHROOM

Windows to rear aspect, bath with shower above and shower screen, sink with vanity, low flush WC, heated towel rail and coving.



GARDEN

To the rear aspect the garden faces South-Westerly and there is an enclosed mainly laid to lawn with a range of fruit trees, shrubs, patio area, raised vegetable beds, log store, pergola and garden shed.

TENURE

Freehold.

SERVICES

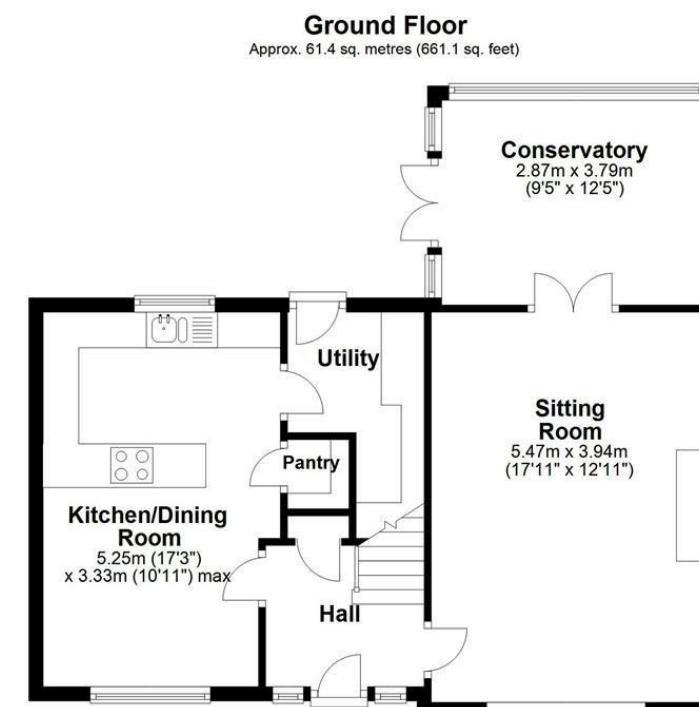
COUNCIL TAX BAND E

WORKSHOP

Power and light.

GARAGE

Electric and power, up and over door and side door accessed via the garden.



Total area: approx. 111.6 sq. metres (1200.9 sq. feet)

15 East Mount, Malton