

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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		95
(81-91) B	85	
(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 916 600 | 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



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



## 7, Showground Road, Malton, , YO17 7PJ Guide price £325,000

\*\*\*CARPETS INCLUDED, GARDEN PROFESSIONALLY LANDSCAPED\*\*\*

7 Showground Road is a four bedroom detached property located on the Linden Homes development in Malton. Finished to an extremely high standard throughout this property is in immaculate condition. The accommodation comprises; entrance hallway, guest cloakroom, spacious sitting room, open plan kitchen/dining room with bi-fold doors opening onto the rear garden. To the first floor there is the house bathroom and four bedrooms with an en-suite to the master.

Externally, to the rear aspect there is a spacious south facing garden with a patio area. There is also a lawned area to the front of the property and a detached garage with driveway parking for multiple vehicles.

Malton is a popular market town offering a range of local facilities including shops, pubs, excellent schooling and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the east coast and the west towards York, Leeds and the wider motorway network. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

EPC Rating B





ENTRANCE HALL

Built-in cupboard, radiator.

GUEST CLOAKROOM

Two piece suit comprising wash hand basin and low flush toilet, radiator.

KITCHEN/FAMILY DINING

20'4" x 17'8" (6.2 x 5.4)

Superbly fitted with integrated appliances including, fridge, freezer, electric built-in oven and four ring gas hob, dishwasher and washing machine. Cupboard housing the gas central heating boiler. Radiator, under stairs cupboard and BI fold doors leading to the rear garden.

SITTING ROOM

20'4" x 10'5" (6.2 x 3.2)

Front and rear facing windows, 2x radiators.

FIRST FLOOR LANDING

Radiator and power points,

MASTER BEDROOM

11'9" x 10'2" (3.6 x 3.1)

Window to rear aspect, TV point, radiator, door leading to:-

MASTER EN-SUITE

7'6" x 6'6" (2.3 x 2.0)

Double sized shower cubicle, two piece suite, heated towel rail. Rear facing window.

BEDROOM TWO

11'1" x 9'10" (3.4 x 3.0)

Front facing window, TV point, radiator.

BEDROOM THREE

11'5" x 9'10" (3.5 x 3.0)

Rear facing window, TV point, radiator.

BEDROOM FOUR

8'6" x 7'2" (2.6 x 2.2)

Front facing window, radiator.

BATHROOM

Three piece white suite, over-bath shower and screen. Heated towel rail. Front facing window and tiled flooring.

GARAGE

19'8" x 9'10" (6.0m x 3.0m)

Constructed of brick and tile with power, lighting and eclectic and over door.

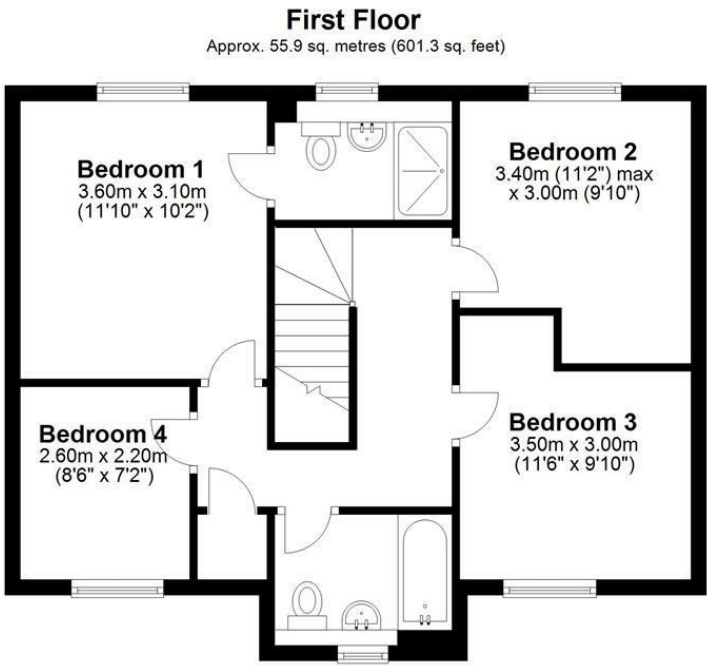
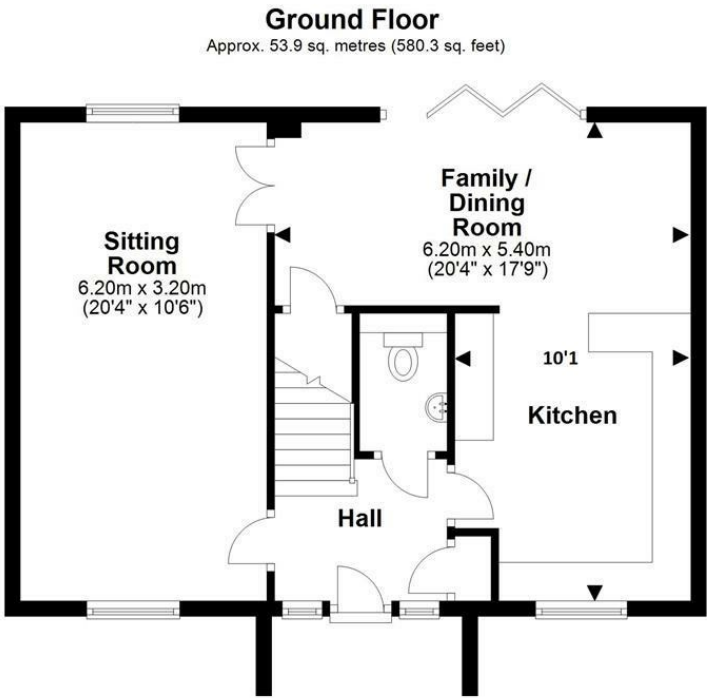
GARDEN

Externally, to the rear aspect there is a spacious South facing garden with a patio area. There is also a lawned area to the front of the property and a detached garage with driveway parking for multiple vehicles.

SERVICES

Mains gas, electric and water.

COUNCIL TAX BAND D



Total area: approx. 98 sq. metres ( 1051 sq. feet)  
**7 Showground Road, Malton**