

W I L L O W G R E E N

ESTATE AGENTS



36 Vine Street Malton, Yorkshire YO17 9JD

£650

Newly refurbished two bedroom house situated on Vine Street in Norton.

The properties have been refurbished to a high modern standard throughout. The accommodation comprises: entrance porch, living room, kitchen with space for a dining table and bathroom to the ground floor. With two good sized bedrooms to the first floor.

Along with a enclosed garden and outside store to rear, allocated off street parking, on street parking also available.

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.

Available from May 2021.

ENTRANCE HALL

Front door to side aspect, laminated wood style flooring, radiator.

BATHROOM

15'0" x 22'8" (4.59 x 6.91)



Window to front aspect, tiled floor, radiator, low flush WC, wash hand basin. Fully tiled walls, panelled bath with shower over.

LIVING ROOM

39'0" x 35'6" (11.89 x 10.83)



Window to front aspect, laminated wood style flooring, power points, stairs to first floor landing, under stairs cupboard with light and power.

KITCHEN/ DINER

35'8" x 26'6" (10.88 x 8.08)



Window to rear aspect, laminated wood style flooring, radiator, range of wall and base units with work surfaces, tiled splash back. Plumbed for washing machine, sink and drainer unit, space for fridge freezer. Electric oven and hob, extractor hood and power points.

FIRST FLOOR LANDING

BEDROOM ONE

36'4" x 35'2" (11.09 x 10.72)



Carpet has since been laid. Window to front aspect, radiator, TV point and power points.

BEDROOM TWO

26'7" x 38'10" (8.12 x 11.86)



Carpet has since been laid. Window to rear aspect, radiator.

EXTERIOR



Front entrances fully enclosed with iron work gates. Paved patio and enclosed garden lawned with lean to for storage.

PARKING

Designated off street parking space, on street parking also available.

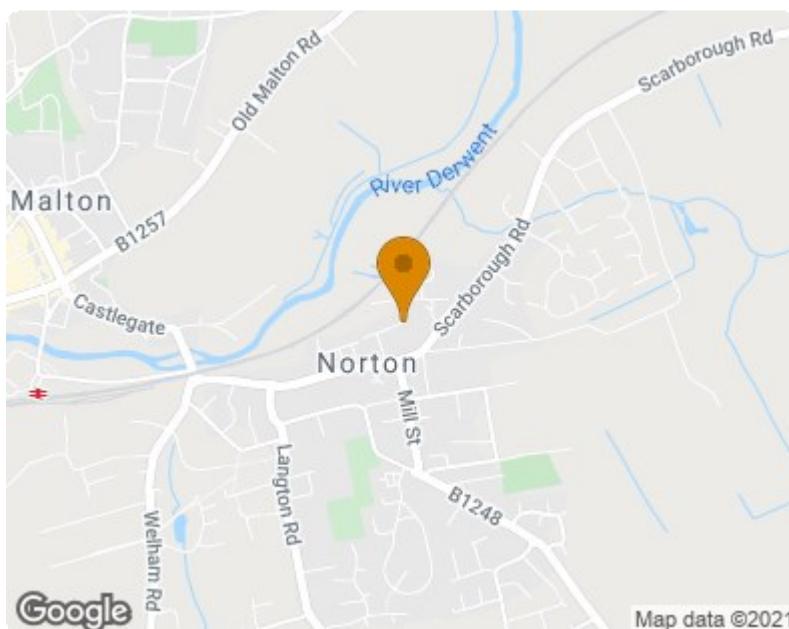
SERVICES

Mains gas, water, electricity and drainage.

COUNCIL TAX BAND A

EPC RATING C





Map data ©2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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