



**12, East Mount, Malton,
North Yorkshire, YO17 7EX
Guide price £425,000**

12 East Mount is a spacious four bedroom period town house with a large south facing private garden, located in the heart of Malton, within walking distance of town centre and the railway station. The large south facing garden is very private with hedge borders and mature trees offering an oasis in the middle of town.

The property comprises; entrance porch, sitting room with log burner, kitchen/dining area with recently installed kitchen units and appliances, a large open basement area, guest cloakroom with useful store and French doors to the rear garden. To the first floor are two large double bedrooms and house bathroom and to the second floor a further two double bedrooms.

This property benefits from a recently installed boiler and central heating system. The property has recently been re-roofed, re-pointed and had guttering replaced.

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 D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	
(55-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	73
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

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



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PORCH

Tiled flooring.

ENTRANCE HALLWAY

Wall lights, coving, dado rail, radiator, power points.

SITTING ROOM

12'11" x 13'9" (3.95m x 4.20m)

Window to front aspect, feature fireplace and log burning stove, coving and ceiling rose, picture rail, radiator, TV point, power points.

KITCHEN/DINING AREA

13'0" x 10'1" (3.97m x 3.09m)

Window to rear aspect, wooden style flooring, range of wall and base units with roll top work surfaces, integrated dishwasher, integrated fridge/freezer, electric oven with gas hob, integrated extractor fan, power points, radiator.

STAIRS LEADING DOWN TO BASEMENT

Window to rear aspect.

BASEMENT

26'5" x 11'1" (8.07m x 3.40m)

French doors leading to rear garden, recently installed boiler, fuse box installed 2020, lighting, power.

STORE ROOM

13'0" x 6'0" (3.98m x 1.84m)

GUEST CLOAKROOM

Window to side aspect, wash hand basin, low flush WC.

FIRST FLOOR LANDING

Window to rear aspect, dado rail, power points.

BEDROOM ONE

13'0" x 10'9" (3.98m x 3.30m)

Window to rear aspect, fitted cupboard storage which holds hot water cylinder, radiator, TV point, power points.

BEDROOM TWO

13'0" x 10'4" (3.97m x 3.15m)

Window to front aspect, feature fireplace, radiator, power points.

HOUSE BATHROOM

Window to front aspect, underfloor heating, tiled flooring, panel enclosed bath with mixer taps, low flush WC, wash hand basin with pedestal, corner shower unit, wall mounted radiator.

SECOND FLOOR LANDING

Window to side aspect, dado rail, power points.

BEDROOM THREE

13'0" x 17'7" (3.98m x 5.38m)

Window to front and side aspects, built-in wardrobes, radiator, power points, telephone point.

BEDROOM FOUR

13'0" x 10'11" (3.97m x 3.33m)

Recently installed large Velux window to rear, wash hand basin, radiator, power points.

GARDEN

Large south facing garden, hedged borders, raised flower beds, compost area, recently built large storage shed with double front door to front and side access, outside tap, private area at bottom of garden.

TENURE

Freehold

SERVICES

mains gas, mains electric, mains drainage

COUNCIL TAX BAND D



Total area: approx. 172.1 sq. metres (1852.1 sq. feet)
12 East Mount, Malton