

66 OLD MALTONGATE MALTON



A distinctive, Grade II Listed three-storey town house with part-walled garden, located within easy reach of town centre amenities.

Entrance lobby, dining hall, sitting room, rear lobby, pantry, kitchen, cloakroom, first floor landing, three bedrooms, bathroom & two large attic rooms to the second floor.

Gas central heating.

Good-sized, part walled garden to the rear.

No onward chain.

GUIDE PRICE £210,000

This double fronted, three-storey town house is understood to date from the mid-nineteenth century, and is constructed of brick and stone, beneath a clay pantile roof. The property offers considerable potential to further improve, in particular by modernising the two large attic rooms into additional bedroom accommodation.

The property is Grade II Listed, being of architectural or historic interest and the overall accommodation, including the attic rooms, amounts to approximately 1,240sq.ft. In brief it comprises entrance lobby, dining hall, sitting room, rear lobby, pantry, kitchen and cloakroom. To the first floor there are three bedrooms and a bathroom. A staircase from the first floor landing leads up to two interconnecting rooms, with great scope to create further living accommodation, subject to securing any necessary consents. To the rear of the house is a surprisingly large and part-walled garden.

Malton is a popular and well-served market town located approximately 18 miles north of York and has in recent years gained a reputation as Yorkshire's food capital. Named by The Sunday Times as one of the best places to live, the town enjoys excellent transport links; the railway station is a short walk away and has regular services to York from where London can be reached in less than 2 hours. A full range of amenities can be found within Malton, including a variety of eateries, independent and high street retailers, good schools and leisure facilities.



ACCOMMODATION

ENTRANCE LOBBY

Electric meter and fuse box. Inner door to:-

DINING HALL

5.2m x 3.7m (max) (17'1" x 12'2")

Staircase to the first floor. Understairs cupboard. Boarded fireplace. Fireside cupboard. Casement window to the front. Radiator.



SITTING ROOM

5.1m x 2.7m (16'9" x 8'10")

Mains gas fire with painted surround. Picture rail. Casement window to the front. Radiator.



REAR LOBBY

1.9m x 1.7m (6'3" x 5'7")

Gas fired combi boiler. Casement window and door to the rear garden.

PANTRY CUPBOARD

1.9m x 0.7m (6'3" x 2'4")

Fitted shelving. Casement window to the rear.

KITCHEN

3.3m x 2.8m (max) (10'10" x 9'2")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Gas cooker point. Extractor hood. Yorkshire sliding sash window to the rear. Conservation style roof light. Radiator.



CLOAKROOM

1.4m x 0.9m (4'7" x 2'11")

High flush WC. Casement window to the rear.

FIRST FLOOR

LANDING

Staircase to the second floor.

BEDROOM ONE

3.3m x 2.8m (10'10" x 9'2")

Boarded fireplace. Fitted cupboard. Yorkshire sliding sash window to the front. Radiator.



BEDROOM TWO

2.8m x 2.8m (9'2" x 9'2")

Boarded fireplace. Yorkshire sliding sash window to the front. Radiator.



BEDROOM THREE

2.6m x 2.4m (max) (8'6" x 7'10")

Casement window to the rear. Radiator.

BATHROOM

2.0m x 1.5m (6'7" x 4'11")

White suite comprising bath with shower over, and wash basin. Extractor fan. Casement window to the rear. Heated towel rail.

SECOND FLOOR

ATTIC ROOM ONE

5.3m x 3.7m (17'5" x 12'2")

Sash window to the front and casement window to the rear.



ATTIC ROOM TWO

5.3m x 2.7m (17'5" x 8'10")

Casement window to the rear.

OUTSIDE

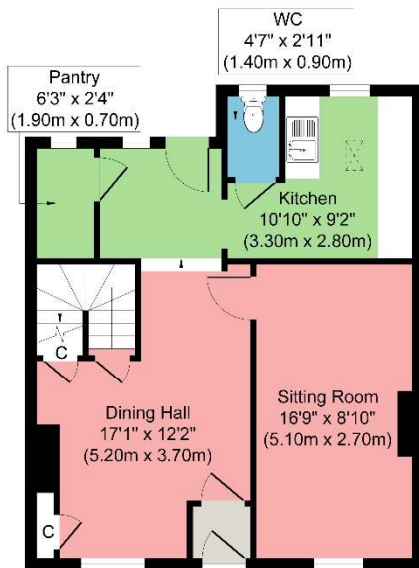
To the rear of the house is a good-sized, enclosed garden, which is part-walled and is mostly laid to lawn, along with some shrub borders. At the far end of the garden is a small, brick and pantile outhouse. The property has the benefit of a pedestrian right of access across the rear of 68 Old Maltongate.



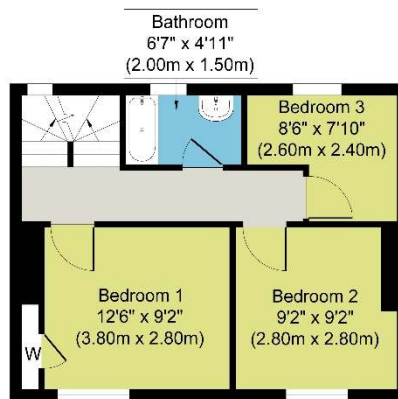
GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage. Gas central heating.
Council Tax: Band: B (North Yorkshire Council).
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code: YO17 7EG.
EPC Rating: Current: D59. Potential: B87.
Viewing: Strictly by prior appointment through the Agent's office in Malton.

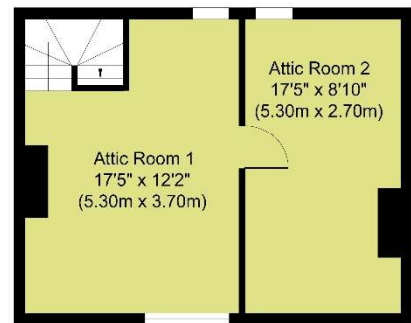
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor
Approximate Floor Area
528 sq. ft
(49.03 sq. m)



First Floor
Approximate Floor Area
357 sq. ft
(33.15 sq. m)



Second Floor
Approximate Floor Area
357 sq. ft
(33.15 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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