12 Greengate
Malton, YO17 7EN

- A two bedroom mid-terraced house
- Living Room, Kitchen, Pantry,
- Two double bedrooms
- Bathroom
- Front and rear courtyard
- Gas central heating
- In need of upgrading and modernisation
- For Sale by Public Auction

Guide Price: £85,000 to £95,000
12 Greengate, Malton

AN INTERESTING DEVELOPMENT OPPORTUNITY situated in an enviable location market in the centre of the historic town of Malton. The property is in need of modernisation and upgrading throughout and provides an ideal project for all property investors, developers and other interested parties. The accommodation comprises; entrance hall, kitchen, living room, first floor landing, 2 bedroom, and bathroom. To the outside small courtyard to the rear, and a fore courted hard-standing garden to the front.

ACCOMMODATION

ENTRANCE:
Via entrance door to:

ENTRANCE HALL:
Staircase to first floor, single radiator.

LIVING ROOM:
4.78m x 3.51m (15’8” x 11’6”)
Front aspect upvc double glazed window with one broken pane, laminate floor.

KITCHEN:
3.78m x 3.00m (12’5” x 9’10”)
Rear aspect timber framed single glazed window, stainless steel sink and drainer with chrome mixer taps over, wall mounted gas Logic Combi 24 boiler, cast iron range (decorative); single radiator, upvc double glazed door to rear courtyard garden.

PANTRY:
1.45m x 0.79m (4’9” x 2’7”)
Rear aspect upvc double glazed window, shelving, plumbing for washing machine.

UNDER STAIRS CUPBOARD:
1.70m x 0.86m (5’7” x 2’10”)

FIRST FLOOR LANDING:

BEDROOM ONE:
4.80m x 3.58m (15’9” x 11’9” max
Front aspect upvc double glazed window, recessed over the stairs, single radiator.

BEDROOM TWO:
3.07,m x 2.92m (10’1” x 9’7”)
Rear aspect upvc double glazed window.
**BATHROOM:**

1.88m x 1.78m (6'2” x 5'10”)
Rear aspect opaque upvc double glazed window, three piece suite comprising panelled bath with Mira electric shower over, pedestal wash hand basin, low flush wc.

**TO THE OUTSIDE:**
There is a small courtyard to the rear, and a fore courted hard-standing garden to the front.

**LOCATION**
From the Malton office proceed across the top of the Market Place down Finkle Street, at the T junction turn right onto Wheelgate. Take the first left following the road onto Greengate. The property is located approximately 50 yds on the right hand side and can be easily identified by our Boulton & Cooper ‘For Sale’ board.

**ENERGY PERFORMANCE:**
EPC Band D. The full Energy Performance Certificate is available upon request.

**SERVICES:**
The property benefits from mains electricity, water, gas central heating and drainage.

**VIEWING:**
Strictly by prior appointment with the selling agents. Please contact Boulton & Cooper Stephensons Malton office on 01653 692151.

**GUIDE PRICE:**
£85,000 to £95,000
Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

**TENURE:**
We understand the tenure to be freehold, subject to verification with the title deeds.

**LOCAL AUTHORITY:**
Ryedale District Council: Ryedale House, Old Malton Road, Malton, YO17 7HH. Tel: 01653 600666

**COUNCIL TAX:**
We are verbally informed the property lies in Band B. Prospective purchasers are advised to check this information for themselves with Ryedale District Council on 01653 600666.

**SOLICITORS:**
Ellis Lakin, 8 Hall Garth, Pickering YO18 7AP. Tel: 01751 472121

**PLANS, AREAS & MEASUREMENTS:**
The plans, areas and measurements provided are a guide and subject to verification with the title deeds. The plans, areas and measurements provided are a guide and subject to verification with the title deeds. The land is identified on the attached plan, shown edged in red. It will be the responsibility of any prospective purchaser to plot the boundary of the land following the sale and to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

“The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and where such things as central heating, plumbing, wiring or main services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.”