



**Norlands, 78 Middlecave Road, Malton,  
North Yorkshire, YO17 7NQ  
Guide price £650,000**

Dating back to 1911 this elegant family home is situated in one of Malton's most favoured locations. This impressive fully refurbished period house with accommodation over three floors has been completely renovated in recent years offering a flexible living space of a high quality specification throughout whilst still retaining many period features. Much consideration has been given to being energy efficient with an eco friendly air source heating system, underfloor heating to the ground floor and double glazing throughout.

The accommodation comprises; entrance hall, guest cloakroom, reception hall, sitting room, dining room, open plan kitchen/dining area and utility room. To the first floor are three double bedrooms and two bathrooms. To the second floor are a further two loft bedrooms.

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 C

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



#### ENTRANCE HALL

Door to front aspect, windows to side aspect, tiled flooring, cupboard housing electric metres.

#### GUEST CLOAKROOM

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

#### RECEPTION HALL

Stairs to first floor landing, coving, understairs storage cupboard with light.

#### SITTING ROOM

12'5" x 14'0" (3.80 x 4.28)

Bay window to front aspect, feature fireplace with multi-fuel log burner, bespoke fitted cupboards, coving, ceiling rose, picture rail, TV point, telephone point, power points.

#### DINING ROOM

15'0" x 13'6" (4.58 x 4.12)

Window to front aspect, coving, ceiling rose, picture rail, power points.

#### OPEN PLAN KITCHEN

11'9" x 28'2" (3.60 x 8.61)

Windows to rear aspect, French doors onto terrace, tiled flooring, range of wall and base units with worktops, integrated dishwasher, integrated fridge/freezer, single Neff oven, Neff combination oven/microwave, warming drawer, Neff induction hob, extractor fan, integrated bins, power points.

#### UTILITY ROOM

24'8" x 5'11" (7.52 x 1.82)

This part of the property was once outbuildings and has been knocked down and rebuilt 7 years ago to create the utility room, stable door to side aspect, tiled flooring, range of base units with work surfaces, cupboard housing everything for the air source heating system and water tank, space for tumble dryer, space for washing machine, stainless steel sink and drainer unit, power points.

#### FIRST FLOOR LANDING

Windows to side aspect, power points, loft access (fully boarded, ladder, lighting and plastered and painted)

#### SHOWER ROOM

Windows to side aspect, underfloor heating, tiled flooring, heated towel rail, fully tiled shower cubicle with Burlington shower fittings and glass screen, Burlington wash hand basin with pedestal, part tiled walls, mirror vanity with touch LED lighting, extractor fan.

#### BEDROOM ONE

12'3" x 13'8" (3.75 x 4.18)

Window to front aspect, radiator, power points, storage cupboard with hanging space, low level storage cupboard.

#### BEDROOM TWO

12'0" x 13'6" (3.66 x 4.12)

Window to front aspect, radiator, power points, storage cupboard with hanging space, low level storage cupboard.

#### BEDROOM THREE

11'11" x 13'6" (3.64 x 4.12)

Window to rear overlooking garden, storage cupboard with hanging space, bespoke built shelves, power points, TV point and radiator.

#### OFFICE AREA

11'11" x 5'9" (3.64 x 1.76)

Window to rear overlooking the garden, power points, telephone point, radiator

#### HOUSE BATHROOM

Window to rear aspect, underfloor heating, heated towel rail, spot lights, tiled flooring, Burlington roll top bath with mixer taps and classic shower attachment, fully tiled shower with glass screen and Burlington duel shower heads, Burlington wash hand basin with pedestal, high flush WC with high cistern, part tiled walls, mirror vanity with touch LED lighting, extractor fan.

#### SECOND FLOOR

##### ATTIC BEDROOM FOUR

12'2" x 13'5" (3.73 x 4.10)

Windows to front aspect, power points, storage cupboard, under eaves lighting, radiator.

##### ATTIC BEDROOM FIVE

9'0" x 13'5" (2.75 x 4.10)

Velux window overlooking garden, radiators, power points.

#### REAR GARDEN

Raised terrace area with Indian stone with steps leading to mainly laid to lawn enclosed garden. The garden has a range of plants, shrubs, trees, raised beds. There is also an outside tap and outside lighting.

#### FRONT GARDEN

To the front of the property there is a walled terrace planted area, hedged border to the adjoining neighbours. There is also a gravelled turning space for vehicles.

#### PARKING

Parking for multiple vehicles with turning space.

#### GARAGE

Wooden construction with electric roller door, windows to side, power and lighting.

#### EPC RATING C

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9025-3900-8200-5840-6200>

#### SERVICES

Mains drainage, mains electric, air source heating system. Ground floor underfloor heating throughout. Bathrooms to the first floor also have electric underfloor heating.

#### COUNCIL TAX BAND E

