

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

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
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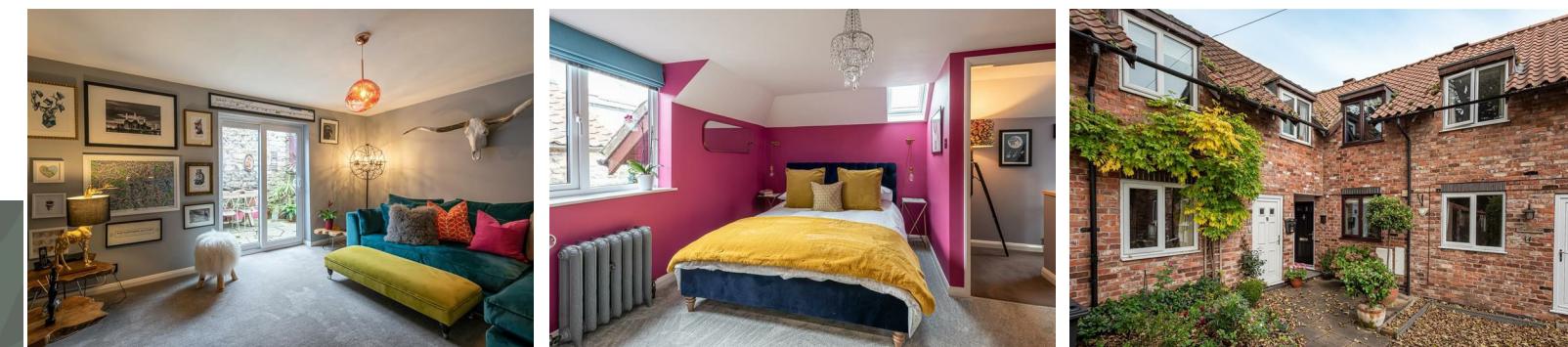
3 Yorkgate Court, Market Street, Malton, North Yorkshire, YO17 7LG Offers in excess of £165,000

3 Yorkgate is a beautifully presented two bedroom cottage located in the heart of Malton. This charming property has been carefully renovated by the present owners in recent years to an extremely high standard throughout.

In brief the property comprises; entrance hallway, sitting room with doors leading to private courtyard and superb kitchen/dining room with Neff appliances. To the first floor there are two bedrooms, with the master having a walk in wardrobe. There is also a stylish bathroom with underfloor heating. Outside there is a private enclosed courtyard.

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



ENTRANCE HALLWAY

Tiled flooring and stairs to first floor landing.

LIVING ROOM

11'6" x 15'8" (3.51m x 4.79m)

Sliding doors to side aspect, cast iron radiator, TV point and power points.

KITCHEN/DINING ROOM

8'8" x 15'8" (2.66m x 4.79m)

Window to front aspect, tiled flooring, range of wall and base units with integrated appliances including, dishwasher, washing machine and Neff ovens. Gas hob, extractor fan, space for fridge/freezer, stainless steel sink and drainer unit, down lighting and door to under stairs storage cupboard housing combi boiler.



FIRST FLOOR LANDING

Velux window to rear aspect and cast iron radiator.

BEDROOM ONE

11'6" x 11'11" (3.51m x 3.65m)

Window to side aspect, Velux window to rear aspect, power points, TV point, cast iron radiator and doors to walk in wardrobe.

WALK IN WARDROBE

Cast iron radiator and power points.

BEDROOM TWO

Window to front aspect, cast iron radiator, power points, storage cupboard and loft access (partly boarded).

SHOWER ROOM

Velux window to rear aspect, tiled flooring with underfloor heating, wall mounted towel rail, walk in shower with electric shower, vanity unit with sink, wall hung WC, shaver point, extractor fan and LED bathroom mirror.

COURTYARD

Enclosed walled courtyard with outbuilding and side access.

SERVICES

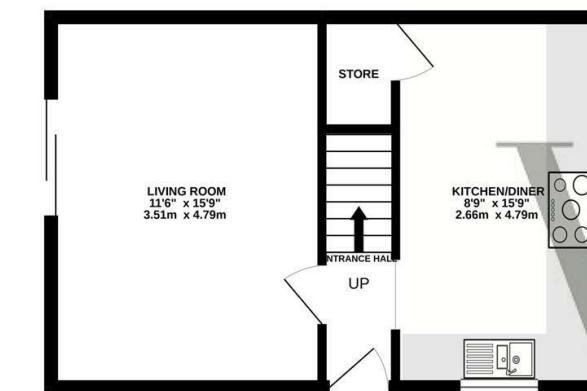
Gas central heating, mains drainage and electric.

DIRECTIONS

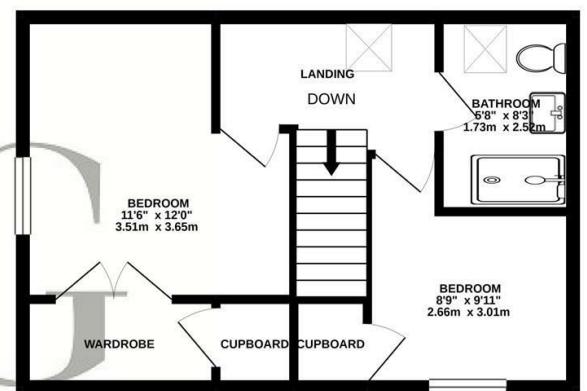
Yorkgate can be located down a snicket off Market Street.

COUNCIL TAX BAND B

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan 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. These plans are for illustrative purposes only and should be used as such by any prospective purchaser. 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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