



WILLOW GREEN

ESTATE AGENTS



Witsend 53 Newbiggin Malton, North Yorkshire YO17 7JE

£795

No 53 Newbiggin is a three/four bedroom townhouse located within the heart of Malton. Updated in recent years, the accommodation comprises; entrance porch, entrance hall, sitting room, dining room, recently fitted kitchen, utility room guest cloakroom to the ground floor.

On the first floor there are three double bedrooms and a fourth single bedroom currently used as an office. Outside there is a courtyard garden off the kitchen, which is a sun-trap and south-facing. Beyond the courtyard there is parking.

The property is offered part furnished or unfurnished, for six months, available immediately.

Malton is a beautiful market town offering a range of local facilities including independent shops, pubs, excellent schooling and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the east coast and the west towards York, Leeds and the wider motorway network. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets.

Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

EPC Rating D

ENTRANCE PORCH

Tiled flooring and coving.

ENTRANCE HALLWAY



Coving, under stairs storage cupboard, power points, radiator and stairs to first floor landing

SITTING ROOM



Window to front aspect, feature fireplace with gas fire, coving, radiator, ceiling rose TV point and wall lights.

DINING ROOM

Window to rear aspect, wood style flooring, radiator and power points.

KITCHEN



Window to rear and side aspect, tiled flooring, range of wall and base units, kitchen island, sink and drainer unit, cupboard housing boiler, electric oven, gas hob, extractor hood, vertical radiator,

UTILITY ROOM/GUEST CLOAKROOM

FIRST FLOOR LANDING



BEDROOM ONE



Window to side aspect, power points and radiator.

BEDROOM TWO



Window to side aspect, fitted wardrobes, radiator and power points.

BEDROOM THREE



Window to front aspect, radiator and power points.

BEDROOM FOUR

Window to front aspect, radiator and power points.

ADDITIONAL NOTES

Gas central heating mains drainage and electric.

GARDEN

To the front aspect there is a low maintenance front garden. There is South facing rear courtyard with outbuildings.

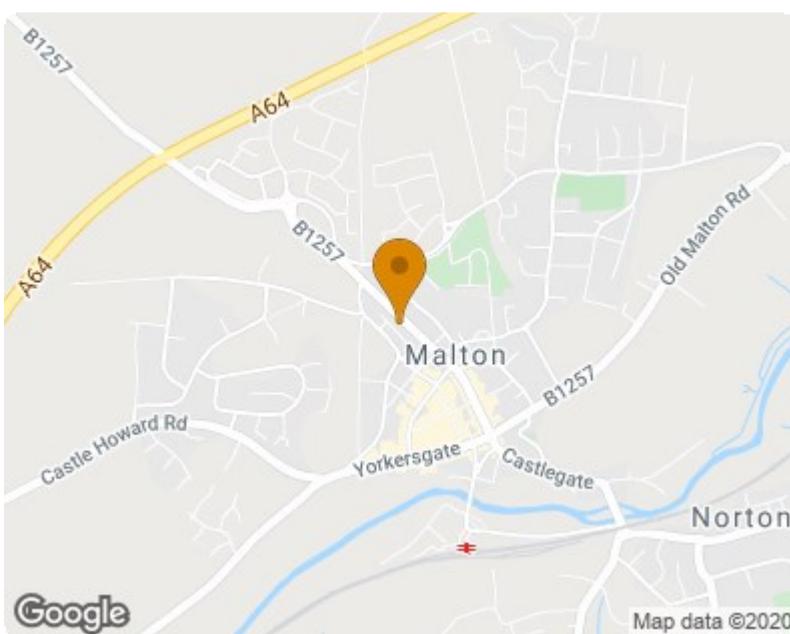




TOTAL FLOOR AREA : 1287 sq.ft. (119.6 sq.m.) approx.

Whilst every attempt 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. This plan is 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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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	
77		63	77

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	
70		54	70



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