

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 63 Town Street, Old Malton, Malton, YO17 7HB

£285,000

- \*\*Offered with No Onward Chain\*\*
- Log Burning Stove
- Modern Bathroom Suite Downstairs
- Traditional Cottage with Modern features throughout
- Two Double Bedrooms
- Enclosed Rear Garden
- Recently extended and modernised Kitchen
- En-Suite in the Master Bedroom
- Off-Street Parking to the rear for two vehicles



# 63 Town Street, Malton YO17 7HB

Nestled in the charming area of Old Malton, this delightful semi-detached cottage on Town Street offers a perfect blend of modern convenience and traditional character. With two well-proportioned bedrooms and a welcoming reception room, this property is ideal for those seeking a cosy yet stylish home. The recently extended kitchen is a standout feature, providing ample space for culinary creativity and family gatherings. It provides a modern touch to the traditional charm of the cottage and with the sky light and bi-fold doors it is a fantastic space for hosting. The bathroom is well-appointed, ensuring comfort and practicality for everyday living. Upstairs, there are two well proportioned bedrooms with traditional aspects such as the exposed floorboards and feature fireplaces. Situated in a desirable location, this cottage benefits from the tranquillity of Old Malton while being conveniently close to local amenities and transport links. The absence of an onward chain makes this property an attractive option for those looking to move swiftly into their new home.



Council Tax Band: C



### General Info

Old Malton is a highly desirable village location convenient for the centre of Malton and the A64 which provides road links east and west. Primary schooling is available nearby and Secondary schooling is available in Malton. Numerous recreational pursuits are available nearby including Rugby and Cricket Clubs, Tennis and Squash. There are numerous lovely walks close by, Malton itself is within reasonable walking distance with it's excellent range of shops and amenities.

### Services

All mains services are connected.

### Entrance Hall

Panelled walls, Wooden Flooring, Radiator, Understairs Storage cupboard, Consumer unit.

### Lounge

Timber sliding sash Window to the Front aspect with wooden shutters, Log burning Stove sat in brick surround with recessed shelving units to either side, Radiator, Wooden Flooring.

### Second Hallway

A useful space which has recently been created which now offers space for a utility room which houses the combi boiler and has plumbing for a washing machine. There is also a recessed space that has been used for hanging coats/boot room, there is also a small wooden window looking out to the rear aspect.

### Downstairs Bathroom

Modern White Three Piece Suite with a shower plumbed in over the bath, Heated Towel Rail, Partly-Tiled Walls, Laminate Flooring, Extractor fan.

### Kitchen

Recently extended, there are a range of modern fitted Wall & Base units with a skylight, Bi-fold doors out to the rear garden, Integrated Fridge/Freezer, Integrated Dishwasher, Built-in Electric oven with extractor hood above, fitted oven and microwave.

### Bedroom 1

A more than generous double bedroom with exposed wooden flooring, Timber Double Glazed sliding sash window to the Front aspect, Feature Fireplace, Built-in Storage space, Loft Hatch.

### En-Suite

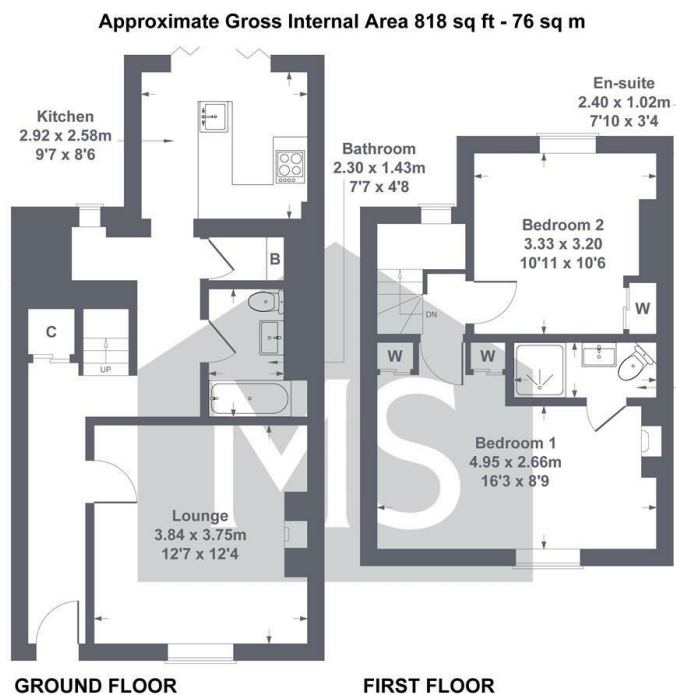
White Two Piece Suite with separate Shower cubicle, Vanity Hand Wash basin, Heated Towel Rail, Extractor Fan.

### Bedroom 2

Timber sash Window to the Rear aspect, Feature Fireplace, Radiator.

### Rear Garden

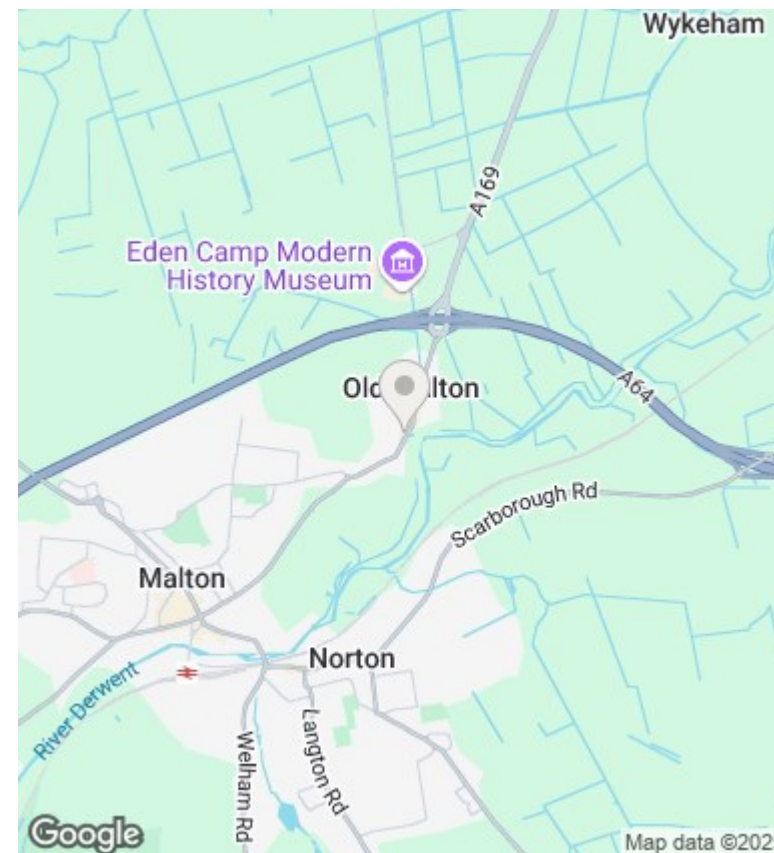
immediately from the property there is a patio area, there are then some steps that lead up to the lawned garden with a patioed pathway running to the side to a hand gate that allows access to the rear gravelled area that provides parking for two cars.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



## Directions

Coming from Malton, as you cross over the roundabout into Old Malton keep following Town Street past St Mary's Church, once you do this there is the green to the left hand side of the road, come off Town Street and pass the Royal Oak pub, 63 Town Street is then on your left.

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC