

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 11 Middlecave Road, Malton, YO17 7JH

£295,000

- Handsome Victorian town house
- Two generous reception rooms
- Three bedrooms & shower room
- Only hundreds of metres off the centre
- Large modern kitchen with appliances
- Loft conversion/bed 4 potential
- Greatly improved in recent years
- Utility room with WC off
- Parking to the rear



# 11 Middlecave Road, Malton YO17 7JH

A handsome Victorian town house which has been both modernised and much improved by the current owners in the last few years. Ideally situated just off the Market Place with easy access to the town centre amenities 11 Middlecave Road is approached through a lovely hallway into two reception rooms, a large refitted kitchen with utility and WC off, whilst upstairs there are three bedrooms and shower room. The generous galleried landing offers scope (as numerous others have) to create a staircase into what could be a loft conversion/4th bedroom. Delightful rear courtyard with parking, gas centrally heated and replacement double glazing.



Council Tax Band: C



#### General information.

The centre of Malton is within a short distance and offers an excellent range of amenities with the railway station providing links to the Intercity service at York. Both primary and secondary schools are within easy reach and there are many local sporting clubs including Padel, Tennis, Squash and Golf plus other recreational pursuits for young and old. The A64 which bypasses the town provides good road links east and west to the motorway network. Malton also offers an excellent range of independent shops, cafe's/coffee shops and has gained regional recognition with its regular food festivals.

#### Services

All mains are connected.

Gas central heating from a combi in the utility room.

#### Vestibule & Hallway

#### Lounge

#### Dining room

#### Kitchen

#### Utility/WC

#### Galleried landing

#### Bedroom 1

#### Bedroom 2

#### Bedroom 3

#### Shower room

#### Front garden

Well stocked, steps upto the front door.

#### Rear Courtyard

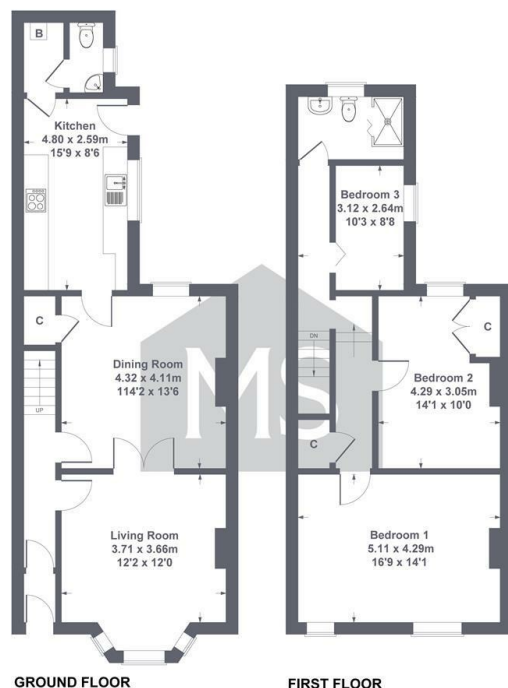
A lovely space for sitting out enjoying good privacy along with parking.







Approximate Gross Internal Area 1225 sq ft - 114 sq m



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

## 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>66</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		