



Borderside 58 Middlecave Road
Malton, North Yorkshire YO17 7NE
Guide price £750,000


WILLOWGREEN
ESTATE AGENTS

Borderside, 58 Middlecave is a substantial Edwardian home set in a desirable plot with grounds totalling to 0.38 acres, located in one of Malton's most favoured locations. This elegant six bedroom period home with accommodation over three floors has been renovated by the current vendors over recent years including, radiators, windows, roof works and electrics.

This property comprises; entrance porch, a generous reception hall with impressive staircase, dual aspect dining room with open fire, sitting room with open fire, sun room, kitchen opening into an extensive utility room/boot room, cloakroom and access to cellar.

To the first floor, the master bedroom enjoys a balcony area, with two further double bedrooms, the house bathroom and an additional family bathroom with sauna. To the second floor are a three further double bedrooms, bathroom and a shower room.

Outside, it is complemented by a private gravelled driveway and turning area providing off-street parking for several vehicles and an enclosed front garden area. Pedestrian access to the side aspect leads to a gravelled area with a partly-walled lawned garden beyond. To the rear elevation, a wrought iron gate leads to an extensive lawned garden, formerly a tennis court, with rockery, pond and apple tree.



ENTRANCE PORCH**RECEPTION HALL**

Wooden Parquet flooring, power points, radiator.

DINING ROOM

16'5" x 12'9" (5.02 x 3.90)

Bay window to front and window to side aspect, wooden flooring, recently fitted log burner from Town & Country fires with a wooden surround, power points, radiator.

SITTING ROOM

16'11" x 13'10" (5.16 x 4.24)

Window and double doors into sun room, recently fitted log burner from Town & Country fires with stone surround, power points, radiator.

SUN ROOM

7'4" x 15'0" (2.25 x 4.58)

Window and door to front aspect, power points, radiator.

KITCHEN

13'10" x 13'11" (4.24 x 4.26)

Window to rear aspect, tiled floor, range of base units with work surfaces, Ceramic sink with mixer taps, space for fridge/freezer, plumbing for dishwasher, gas aga with brick surround, electric cooker with splashback, power points, radiator.

UTILITY ROOM

13'11" x 19'3" (4.26 x 5.88)

Window to rear aspect, tiled floor, wall and base units with work surfaces, ceramic sink, plumbing for washer/dryer, power points, radiator.

GUEST CLOAKROOM

Low flush W/C, hand wash basin with pedestal.

FIRST FLOOR LANDING

Power points, radiator.

BEDROOM ONE

16'11" x 13'10" (5.16 x 4.24)

Windows to front aspect, power points, radiator.

BEDROOM TWO

13'11" x 13'11" (4.26 x 4.26)

Windows to rear aspect, power points, radiator.

BEDROOM THREE

13'10" x 12'10" (4.24 x 3.92)

Window to front aspect, power points, radiator.

BATHROOM

Window to rear aspect, half panelled, wooden flooring, panel enclosed bath with mixer taps and extendable shower head, low flush W/C, hand wash basin with

pedestal, extractor fan, built in sauna, heated towel rail/radiator.

SAUNA**SECOND FLOOR LANDING**

Power points, radiator.

BEDROOM FOUR

16'11" x 13'10" (5.18 x 4.24)

Window to front aspect, power points, radiator.

BEDROOM FIVE

13'11" x 13'10" (4.25 x 4.24)

Window to rear aspect, power points, radiator.

BEDROOM SIX

13'10" x 12'10" (4.24 x 3.92)

Window to front aspect, built in wardrobes, power points, radiator.

EN-SUITE**DRESSING ROOM**

11'9" x 7'3" (3.59 x 2.21)

WET ROOM**CELLAR**

14'0" x 12'10" (4.27 x 3.93)

OUTSIDE

Opening on to a gravelled turning area and driveway providing off-street parking for several vehicles. A lawned garden area is bordered by a pathway leading to the Sun Room. A gravelled area immediately to the rear of the property leads to an extensive lawned garden, formerly a tennis court, with rockery, pond, and apple tree.

SERVICES

Mains electricity, gas, water and drainage supplies

COUNCIL TAX BAND**ADDITIONAL INFORMATION**

Full re decoration throughout including-

-Re-pointed and capped chimneys

-Re-fixed / updated some roof lead flashings -Re-treated

roof timbers -Stripped out 4" and installed 12" roof

insultation -Re-painted all external paintwork,

Installed double glazing upvc windows and re-furbered

and re-painted all other wood sash windows

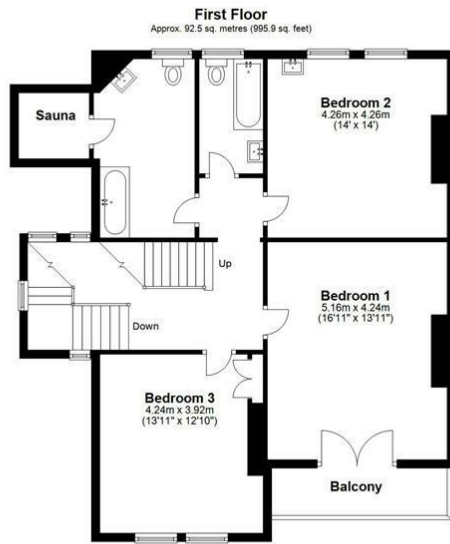
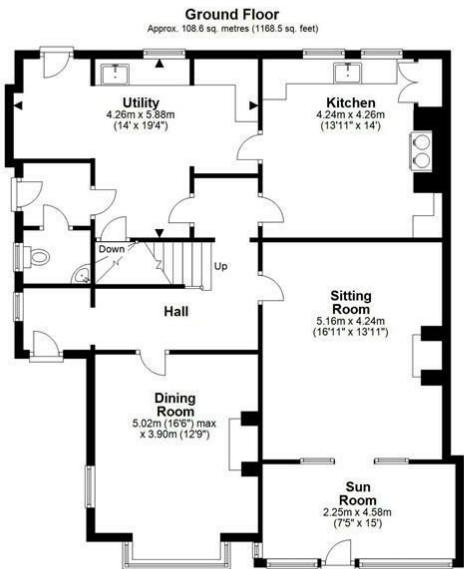
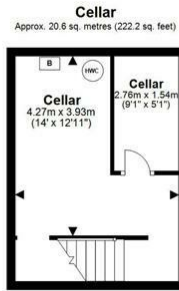
-Gravelled drive -Substantially stripped back and tidied

-updated brass switches and plugs throughout -New

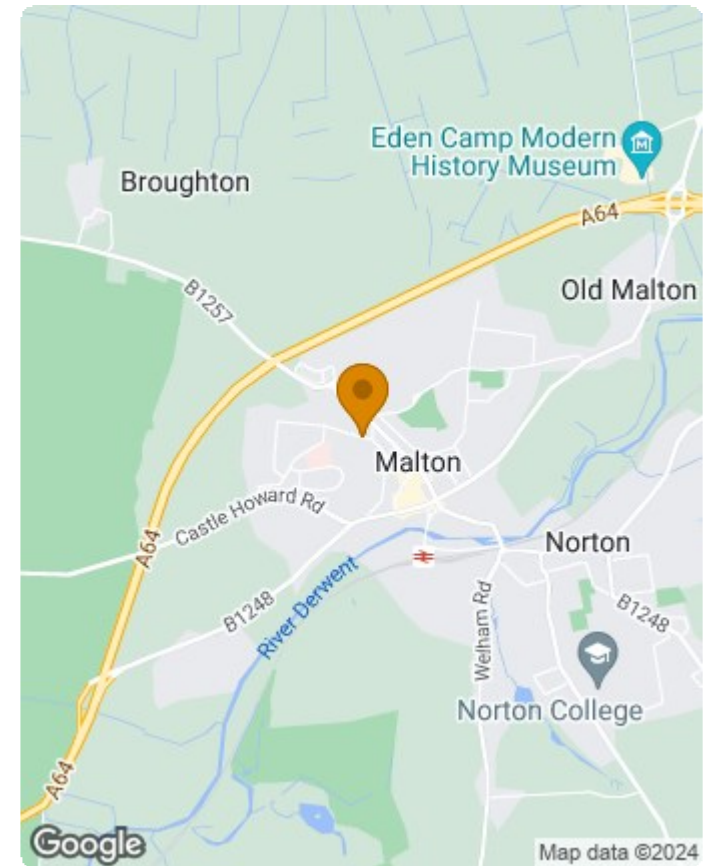
boiler and full new heating system (26 radiators including 8 cast irons)







Total area: approx. 309.7 sq. metres (3333.1 sq. feet)
58 Middlecave Road, Malton



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B		66	
(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	



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