



WILLOWGREEN

ESTATE AGENTS



**6 Alec Hare Close
Malton, YO17 8BU**

Offers over £175,000

NO ONWARD CHAIN

6 Alec Hare Close is a well presented two bedroom terraced house. Located off Scarborough Road in Norton, giving great access to the A64 to York and Scarborough.

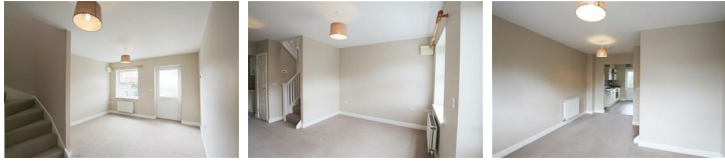
The property briefly comprises of sitting room/ dining area opening into the kitchen, boiler cupboard and ground floor cloakroom. To the first floor are two double bedrooms and house bathroom. The property benefits from gas fired central heating and double glazing.

The property is elevated with steps up to the front and rear, off street parking space and to the rear is a stone yard area.

EPC RATING TBA

SITING ROOM/ DINING AREA

16'10" x 12'2" (5.14 x 3.73)



UPVC double glazed front door and double glazed window to front aspect, under stairs cupboard, TV point, telephone point and power points, stairs to the first floor landing. Opening to kitchen:-

KITCHEN

10'4" x 8'8" (3.16m x 2.66)



UPVC double glazed door to rear yard and double glazed window to rear aspect range of wall and base units with roll top work surfaces, stainless steel splash back, sink and drainer unit, plumbing for washing machine, space for fridge/freezer, electric oven and hob, extractor hood and power points.

DOWNSTAIRS WC

8'1" x 3'5" (2.48 x 1.06)



Fitted cupboard containing ideal gas boiler, extractor fan, radiator, low flush WC and wash hand basin with pedestal.

FIRST FLOOR LANDING

Velux window to roof.

BEDROOM ONE

10'4" x 12'4" (3.17 x 3.77)



Double glazed window to the front aspect, radiator, TV point and power points

BEDROOM TWO

10'2" x 12'2" (3.10 x 3.71)



Double glazed window to the rear aspect, radiator, TV point and power points.

BATHROOM



Part tiled walls, radiator, extractor fan, skylight, three piece bathroom suite comprising, half bath with Mira Sprint shower attachment, low flush WC and pedestal wash hand basin.

REAR YARD



Stoned yard area providing room for a garden table and room to hang washing.

PARKING

One allocated parking space.

SERVICES

Mains gas, electricity, water and drainage.

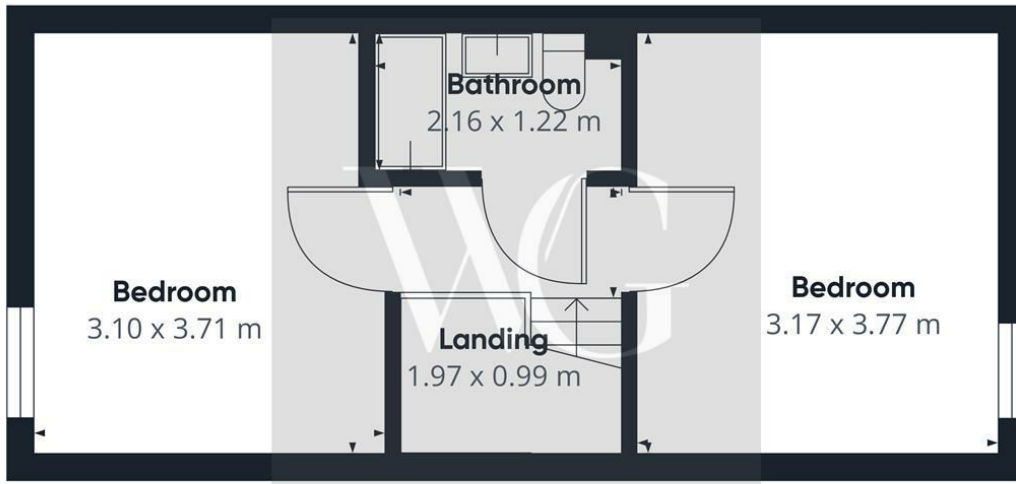
COUNCIL TAX BAND B



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Floor 1



Floor 2

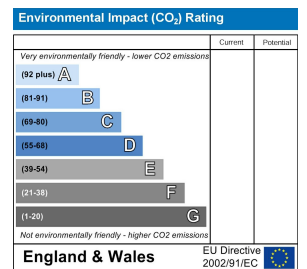
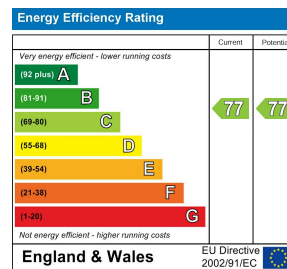
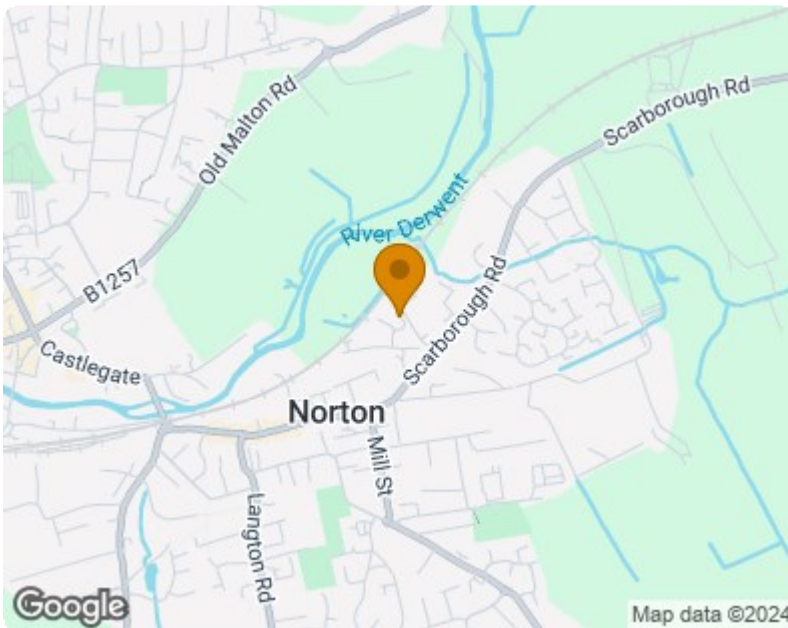
Approximate total area⁽¹⁾
58.86 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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