



**61, Hambleton Road, Malton,
, YO17 9DH
Guide price £300,000**

61 Hambleton Road is a well presented four bedroom detached home with an integral garage and driveway providing parking for multiple vehicles with a well established private rear garden. It has been extended to the rear to create a spacious family living adding an additional utility/wet room and sitting room.

The property briefly comprises; entrance hall, dining/sitting room, breakfast kitchen, wet room/utility and a separate living room. To the first floor are three double bedrooms one further bedroom/study and a family bathroom.

Located in an ideal residential location with easy access to Norton's excellent shopping and transport facilities, and easy links to the A64 York and Scarborough.

EPC RATING TBC



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	
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	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

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ENTRANCE HALLWAY

Power points, radiator.

LIVING/DINING ROOM

15'4" x 11'10" (4.69 x 3.61)
Bay window to front aspect, power points, radiator.

KITCHEN

10'6" x 14'10" (3.22 x 4.53)
Window to rear aspect, wooden style flooring, fitted breakfast bar with a range of wall and base units with work surfaces, tiled splashback, integrated electric oven with gas hob, extractor over, sink and drainer unit, space for fridge/freezer, power points, radiator.

REAR HALL

WET ROOM

6'4" x 8'5" (1.94 x 2.59)
Fully tiled with power shower, low flush WC, hand wash basin with pedestal, heated towel rail, plumbing for washing machine and space for tumble dryer, extractor fan.

SITTING ROOM

16'7" x 15'3" (5.07 x 4.67)
Window to side and double French doors out onto rear garden, coal effect fireplace with wooden surround, TV point, power points, radiator.

FIRST FLOOR LANDING

BEDROOM ONE

12'9" x 8'7" (3.91 x 2.62)
Window to front aspect, range of built in wardrobes, cupboards above bed and bedside cabinets, power points, radiator.

BEDROOM TWO

16'1" x 7'5" (4.92 x 2.28)
Window to front and rear aspect, power points, radiator.

BEDROOM THREE

11'1" x 8'8" (3.39 x 2.66)
Window to rear aspect, built in wardrobes and drawers with vanity unit, power points, radiator.

BEDROOM FOUR/STUDY

9'7" x 5'11" (2.94 x 1.81)
Window to front aspect, power points, radiator.

BATHROOM

Window to rear aspect, partly tiled suite with panel enclosed bath with shower head, low flush WC, hand wash basin with pedestal, heated towel rail.

OUTSIDE

Integral garage and driveway providing parking for multiple vehicles with a well established private rear garden.

SERVICES

Boiler and radiators, mains gas.

COUNCIL TAX BAND D

TENURE

Freehold.

