

**19, Dickens Road, Malton,
North Yorkshire, YO17 7FE
Guide price £225,000**

**** OFFERED WITH NO ONWARD CHAIN ****

19 Dickens Road is smartly finished semi-detached bungalow located in Malton with two double bedrooms, sitting room, bathroom and kitchen. Outside benefits from an extended separate garage, long driveway and well established gardens on a corner plot.

In recent years the current owners have updated the boiler, electrics and windows.

In recent years, Malton has been able to address many of the economic challenges faced by other rural towns. It offers a good range of amenities, including supermarkets, quirky shops, artisan food producers, restaurants, cafés and pubs, tennis courts, high street banks, gyms, a cinema and excellent schools. The town is well-placed for access to York (approximately 18 miles), Scarborough (approximately 25 miles), and Leeds (approximately 47 miles). The Coastliner bus service operates frequent services from Leeds and York via Malton to Scarborough, Whitby and other towns on the east coast. Malton railway station provides fast regular services to York, Leeds, Manchester, and Liverpool, as well as the east coast.

EPC RATING C

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	71
(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	75
(81-91) B	
(69-80) C	74
(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.

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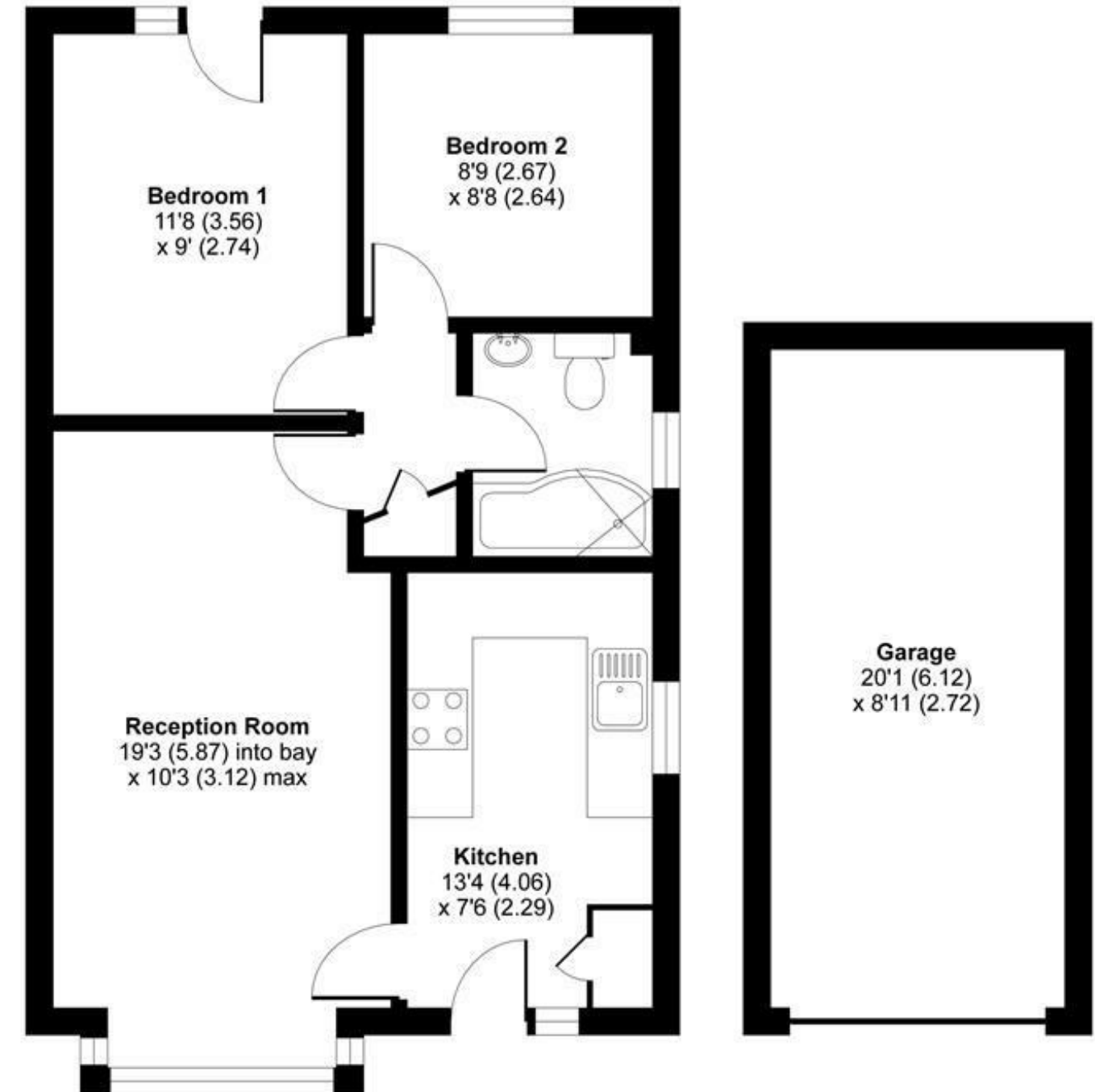
Dickens Road, Malton, YO17

Approximate Area = 559 sq ft / 51.9 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 740 sq ft / 68.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2021. Produced for Willowgreen Estate Agents. REF: 706256



KITCHEN

13'3" x 7'6" (4.06m x 2.29m)

Door to front aspect, window to side aspect, range of wall and base units with roll top work surfaces, tiled splashback, space for freestanding washing machine, space for fridge/freezer, single electric oven, electric hob, integrated extractor hood, storage cupboard, power pointed, heated towel rail.

SITTING ROOM

19'3" x 10'2" (5.87m x 3.12m)

Bay window to front aspect, radiators, power points, TV point, telephone point

INNER HALL

Airing cupboard

MASTER BEDROOM

11'8" x 8'11" (3.56m x 2.74m)

Glazed door and window to rear aspect, power points, radiator.

BEDROOM TWO

8'9" x 8'7" (2.67m x 2.64)

Window to rear aspect, power points, radiator

BATHROOM

Window to side aspect, fully tiled, pea shape bath with shower over, wash hand basin with pedestal, low flush WC, heated towel rail.

GARAGE

20'0" x 8'11" (6.12m x 2.72m)

Extended to the front, up and over door, power and electrics, window to side aspect

GARDEN

Gated driveway, corner plot, decking area, outside tap, outside power points, laid lawn with hedge boarders.

TENURE

Freehold.

SERVICES

Mains drains, mains electric.

COUNCIL TAX BAND B