

Orchard Road,, Malton
Guide Price £400,000



CONSERVATORY##FITTED KITCHEN##GUEST WC##FAMILY
BATHROOM 1ST FLOOR##DOUBLE GLAZING-CENTRAL
HEATING##GARAGE, OFF STREET PARKING##GARDENS INCL
SOUTH FACING REAR##NO ONWARD CHAIN.

Entrance Hall

UPVC double glazed door to the front aspect, understairs storage cupboard, radiator, power points, stairs to the first floor landing.

WC

UPVC double glazed window to the side aspect, white two piece suite comprising of low flush WC, free standing wash hand basin, radiator.

Lounge 5.00m x 3.60m - 16'5" x 11'10"

UPVC double glazed window to the rear aspect, overlooking the south facing garden, TV point, feature fireplace with electric fire, radiator, power points.

Dining Room 3.70m x- 2.70m - 12'2" x 8'10"

UPVC double glazed patio doors to the rear aspect, giving access to the conservatory, radiator, power points.

Conservatory 5.00m x 3.60m - 16'5" x 11'10"

UPVC double glazed windows to the rear and side aspects, UPVC double glazed French doors to the rear aspect, giving access to the south facing rear garden, power points.

Kitchen 3.60m x 3.25 - 11'10" x 10'8"

Bow window to the front aspect, range of wall and base units with roll top work surface, integrated electric double oven, integrated fridge freezer, space for washing machine, space for slim line dishwasher, radiator and power points.

First Floor Landing

Power point, loft access.

Bedroom One 4.30m x 3.65m - 14'1" x 12'0"

UPVC double glazed window to the rear aspect, overlooking the south facing rear garden and countryside views, radiator and power points.

Bedroom Two 3.50m x 3.30m - 11'6" x 10'10"

UPVC double glazed window to the front aspect, airing cupboard, radiator and power points.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Bedroom Three 3.00m x 3.00m - 9'10" x 9'10"

UPVC double glazed window to the rear aspect, fitted sliding wardrobes, radiator and power points.

Bathroom

Two UPVC double glazed windows to the front aspect, white three piece suite comprising of low flush WC, vanity wash hand basin, shower, extractor fan, shaver point with light, radiator

Garage 5.40m x 2.75m - 17'9" x 9'0"

Brick built with electrically operated roller door, door to the rear giving access to the utility / garden store, window to the side, power points and light. Gas meter and gas boiler.

Rear Garden

Mature south facing rear garden with side gate access, lawn area with mature bush borders, good sized patio areas, green house.

Utility / garden Store 2.75m x 2.55m - 9'0" x 8'4"

UPVC double glazed window and UPVC double glazed door to the rear giving access to the garage, power points and light.

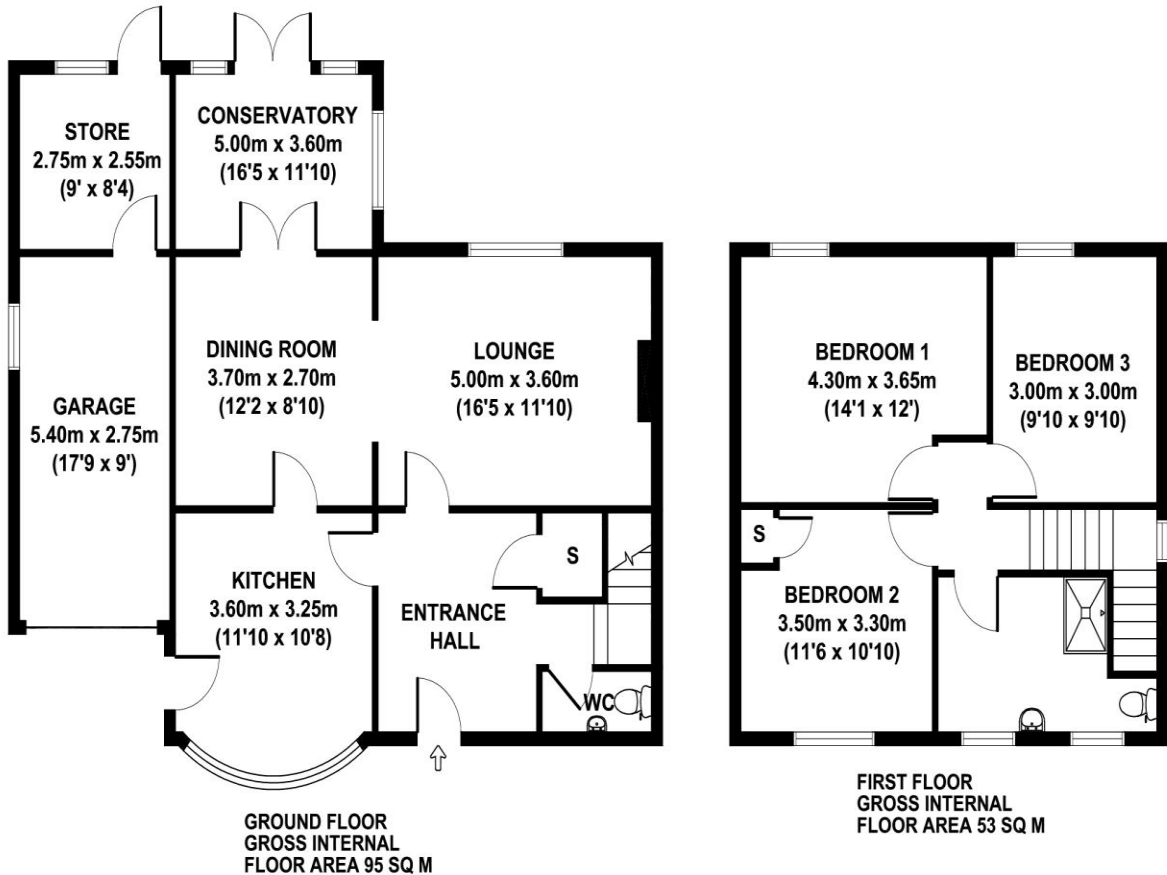
Front Garden

Front garden leading to the integral garage with off street parking, lawn area with hedged borders.

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Floor Plan



ORCHARD ROAD

APPROX. GROSS INTERNAL FLOOR AREA 148 SQ M / 1593 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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