



19 Yates Hay Road, Malvern, WR14 1LH

£500,000

A detached bungalow in a quiet, tucked away position surrounded by mature gardens and with potential to modernise. This property is in the heart of Malvern Link and has easy, nearby access to local shops and schools yet is in a position of seclusion and privacy. Briefly comprising:- reception hall, sitting room, dining room, conservatory, breakfast kitchen, utility, three bedroom, en-suite and family bathroom. Outside the mature gardens have two ponds, a patio, pergola, lawn areas with mature boundaries. There is a drive and parking to the fore of the double garage which also has a workshop and a room over. Viewing highly recommended to appreciate the position, space and potential of this property.



19, Yates Hay Road, Malvern, Worcestershire, WR14 1LH

ENTRANCE

Open porch area with glazed door to:

RECEPTION HALL

Front aspect opaque glazed window, side aspect window, radiator, burglar alarm panel. Door to airing cupboard with radiator and slatted shelving. Hatch to loft space. Doors to:

BEDROOM ONE 12'2" x 10'10" (3.72m x 3.32m)

Front aspect window, radiator under, two built in double wardrobes with hanging and shelving. Door to:

ENSUITE 8'10" x 5'0" (2.71m x 1.53m)

Side aspect opaque glazed window, corner bath with seat, wash basin, WC, shower enclosure with thermostatic shower.

BATHROOM 9'2" x 6'4" (2.8m x 1.95m)

Side aspect opaque glazed window, bath, WC, shower enclosure with thermostatic shower, half tiled walls, radiator.

BEDROOM TWO 12'7" x 10'6" (3.86m x 3.22m)

Rear aspect window, radiator under.

BEDROOM THREE 11'4" x 11'3" (3.47m x 3.45m)

Side aspect window, radiator under.

KITCHEN 13'1" x 11'4" (4.01m x 3.47m)

Rear aspect window, tiled floor. Range of fitted kitchen units to eye and base level to include one and a half bowl single drainer sink unit, four ring electric hob and oven under, extractor hood, radiator.

Doors to dining room and :-

UTILITY ROOM 8'11" x 4'8" (2.74m x 1.44m)

Rear aspect multi-paned door to garden, rear aspect window, radiator. Work surface with plumbing under for washing machine, space for tumble dryer, space for fridge freezer. Wall mounted Worcester gas central heating boiler. Continuing tiled floor.

LIVING ROOM 14'8" x 13'10" (4.49m x 4.24m)

Front aspect window, radiator, brick fire place with living flame gas fire, double glazed doors to:

DINING ROOM 13'11" x 9'8" (4.25m x 2.95m)

Rear aspect double glazed patio doors to conservatory, radiator, return door to kitchen.



CONSERVATORY 10'11" x 7'3" (3.35m x 2.21m)

French doors to garden, windows to three sides, polycarbonate roof, brick, dwarf walls.

OUTSIDE

Approached via a private drive and opening to a parking area to the fore of the double garage.. Enclosed garden to the fore of the front door, fence and gate to large rear garden where there are mature trees and shrubs, lawn with small pond, pergola over a sun terrace, large raised fish pond, greenhouse and outside tap. Within the garden is a natural spring which the owners have used to water the garden. The garden provides a super space for keen gardeners or a family.

DOUBLE GARAGE 17'10" x 14'9" (5.45m x 4.50m)

Electric up and over door, stairs to first floor, internal door and window to workshop. First floor landing area, 4.44m x 2.28m. Door to room 4.46m x 3.07m with front aspect window.

WORKSHOP 18'3" x 8'8" (5.58m x 2.66m)

Two side aspect windows, light and power.

DIRECTIONS

From the office of Allan Morris and Ashton proceed along Worcester Road. Follow the road to the traffic lights and turn left onto Newtown Road. Keep on this road go past the Ascension Church on the right and it becomes Leigh Sinton Road. Go past the trees and green area on the right hand side and take the next right by the school into Yates Hay Road. Go towards the end of the road and just after the modern houses on the right is a private drive leading to No 19.





TENURE: We understand the property to FREEHOLD but this point should be confirmed by your solicitor.

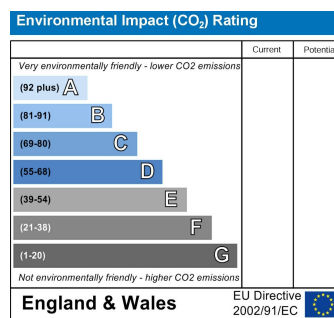
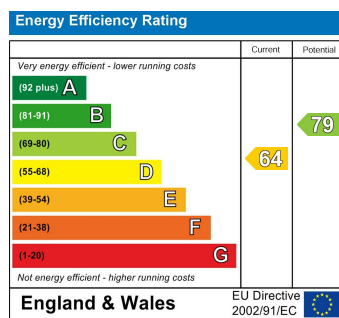
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: E

ENERGY PERFORMANCE RATINGS: Current: D64 Potential: C79

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



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