



3 Lascelles Lane

Old Malton, YO17 7HQ

Price Guide £335,000



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3, Lascelles Lane is a fantastic three bedroom semi-detached property located on a quiet lane in Old Malton, with impressive open views of the countryside taking advantage of its elevated position. The internal accommodation consists of entrance porch, entrance hall, kitchen, WC/shower room, sitting room and rear dining room leading to a conservatory. Upstairs there are three bedrooms and family bathroom. The attic has been converted with Velux windows, fully insulated and can be accessed via loft ladders. The gardens, to the front and rear are both good sized with lawn and mature flower beds. Ideally located on a no through road in a desirable area of Old Malton.

- Three bedroom semi-detached property
- Downstairs guest WC/Shower room
- Impressive open views overlooking the countryside
- Two reception rooms
- Converted loft area accessed via loft ladders
- Quiet cul-de-sac location
- Rear conservatory
- Large garden to front and rear of the property

Entrance Porch

Wood front door, double glazed front aspect window, glazed door leading to:

Entrance Hall

Feature stained glass window, radiator and stairs. Under stairs cupboard housing the 'combi' gas boiler, telephone point and side aspect window.

Sitting Room

14'1 x 11'0 (4.29m x 3.35m)

UPVC double glazed front aspect window, radiator, TV and telephone point, multi-fuel stone set in a fire place with mantle surround.

Dining Room

14'1 x 13'3 (4.29m x 4.04m)

UPVC double glazing rear aspect doors leading to the conservatory. Radiator, three built in storage cupboards and shelving, fire place with surround and electric fire.

Conservatory

11'5 x 8'0 (3.48m x 2.44m)

Double glazed with perspex roof, sliding patio doors leading to the garden.

Kitchen

19'5 x 7'5 (5.92m x 2.26m)

Two UPVC double glazed windows, one with side aspect and the second window looking into the conservatory. Range of wall and base units, 1 1/2 bowl sink unit, multi fuel freestanding stove with 6 gas hob rings, 2 electric ovens, rear door leading to the garden.

Shower Room

UPVC double glazed side aspect window, shower unit with electric shower over, low flush WC, wall mounted hand basin.

Landing

UPVC double glazed side aspect window, loft access with ladder.

Bedroom One

14'2 x 12'6 (4.32m x 3.81m)

UPVC double glazed rear aspect window, TV point, radiator and feature fireplace.

Bedroom Two

14'0 x 11'0 (4.27m x 3.35m)

UPVC double glazed front aspect window, TV point and radiator.

Bedroom Three

9'9 x 7'5 (2.97m x 2.26m)

UPVC double glazed side aspect window, TV point and radiator.

Bathroom

7'5 x 7'5 (2.26m x 2.26m)

UPVC double glazed side aspect window, panel bath, pedestal wash basin, low flush WC, tiled surrounds, sensor lights and radiator.

Loft

Storage Area

16'1 x 7'4 (4.90m x 2.24m)

Currently used as storage which has been fully insulated and Velux rear aspect window. Door leading to:

Hobbies Loft Room

16'1 x 7'4 (4.90m x 2.24m)

Velux rear aspect window and fully insulated.

Exterior

To the front of the property is a path and steps leading to a raised gravel area and front door. This area is mainly laid to lawn with mature borders and has fantastic views over the open countryside. The rear garden, accessed via a side gate, is again mainly laid to lawn with flower beds, shed, wood store and outside tap. Private and enclosed. Parking is on street.

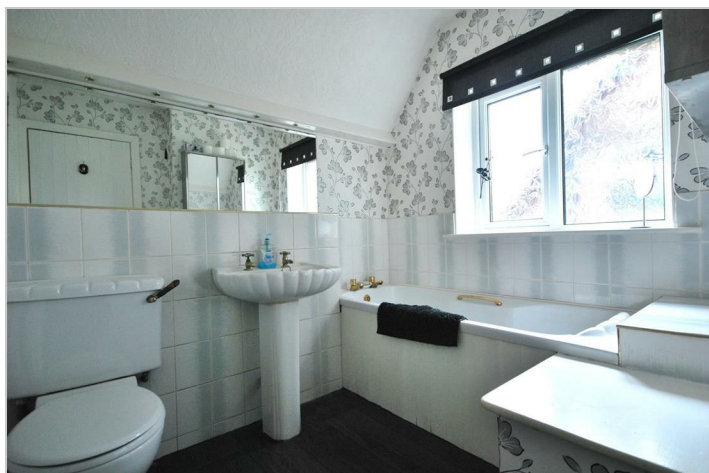
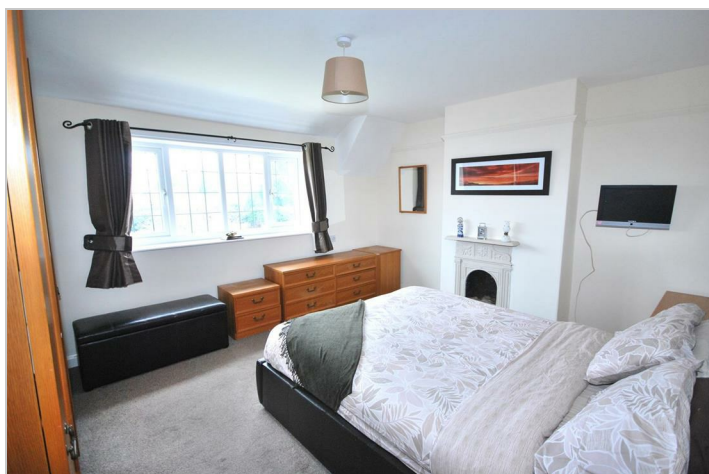
Services

Mains connected to water, drainage, gas and electric.

Council Tax Band C

Location

Old Malton is a charming location and close to two well regarded pubs and just a short walk into Malton town centre which offers a good selection of amenities and eateries. Malton and Norton has a good selection of schools and excellent transport links between York and the east coast.



Road Map



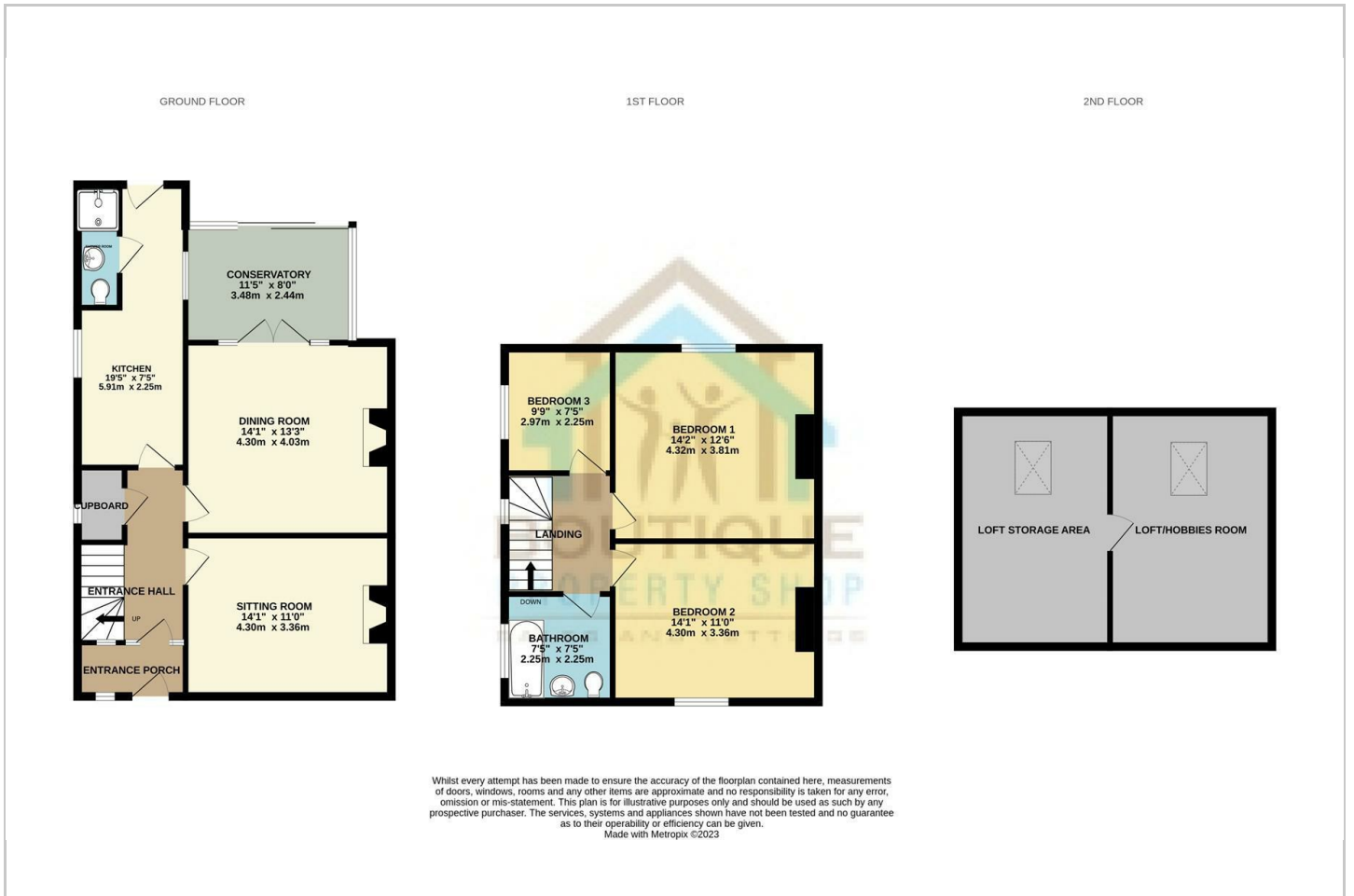
Hybrid Map



Terrain Map



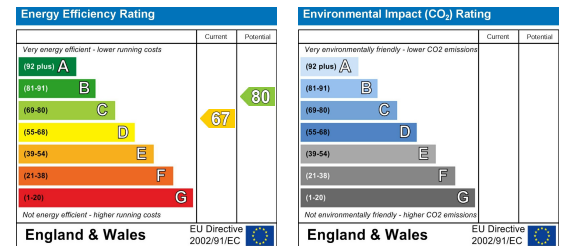
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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