



## 17 Headland Rise , YO17 7PR

Offers Around £345,000



# 17 Headland Rise

, Malton, YO17 7PR

Offers Around £345,000



This stylish and contemporary four bedroom detached home is perfect for families and is located within walking distance of popular local schooling. Positioned on the popular Linden Homes development in Malton this lovely home is one not to be missed! The accommodation offers a spacious entrance hall, guest cloakroom/WC and an open plan kitchen/diner to the ground floor. To the first floor there are four bedrooms, the master with en-suite and a family bathroom. Externally the garden is fairly private and laid to lawn with patio area, single garage and driveway parking.

- Detached family home on the popular Linden Homes site in Malton
- Master bedroom with en-suite
- Close to popular local schooling
- Beautifully presented throughout
- Four bedrooms
- Under NHBC warranty
- Off street parking with garage and laened gardens
- Ground floor WC

## Entrance Hall

Door to the front, radiator, understairs storage and stairs to the first floor.

## Sitting Room

10'8 x 15'8 (3.25m x 4.78m)

TV point, radiator and window to the front.

## Kitchen/Dining Room

19'9 x 14'4 (6.02m x 4.37m)

Modern range of wall and base units, plumbing for washer, window and doors to the rear aspect, tiled flooring, fixed units, shelving. space for a fridge/freezer, gas hob and one and a half sink unit.

## Ground Floor W/C

6'8 x 3'1 (2.03m x 0.94m)

;Low flush W/C, radiator, window to the front and pedestal hand wash basin.

## Master Bedroom

12'9 x 9'5 (3.89m x 2.87m)

Fitted wardrobes, TV point, radiator and window to the front.

## En-suite

4'6 x 6'9 (1.37m x 2.06m)

Double shower, low flush WC, tiled flooring, extractor fan and pedestal hand wash basin.

## Bedroom Two

9'3 x 10'6 (2.82m x 3.20m)

Radiator and window to the front.

## Bedroom Three

7 x 10'1 (2.13m x 3.07m)

Window to the rear and radiator.

## Bedroom Four

6'8 x 10'1 (2.03m x 3.07m)

Window to the front and radiator.

## Family Bathroom

6'4 x 7'2 (1.93m x 2.18m)

Bath with over shower attachment, low flush W/C, tiled flooring, splashback to the walls and pedestal hand wash basin.

## Landing

Loft access which has been part boarded with ladder. Airing cupboard and radiator

## Exterior

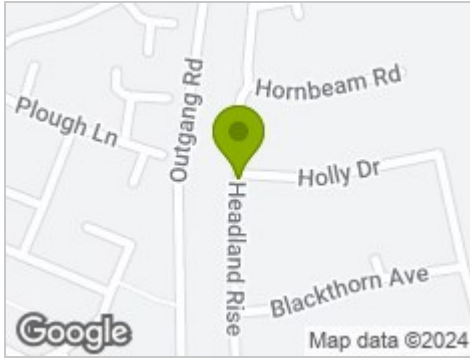
Driveway which allows you to park three cars, single garage, lawn to the front and rear, fully enclosed with fencing, hedging and with a lovely patio area.

## Full Description

Malton is a charming market town with independent stores, and a popular local market. There is a train station offering good commuting links to York and Scarborough. Surrounded by beautiful Yorkshire countryside and a good choice of schools for all ages.



## Road Map



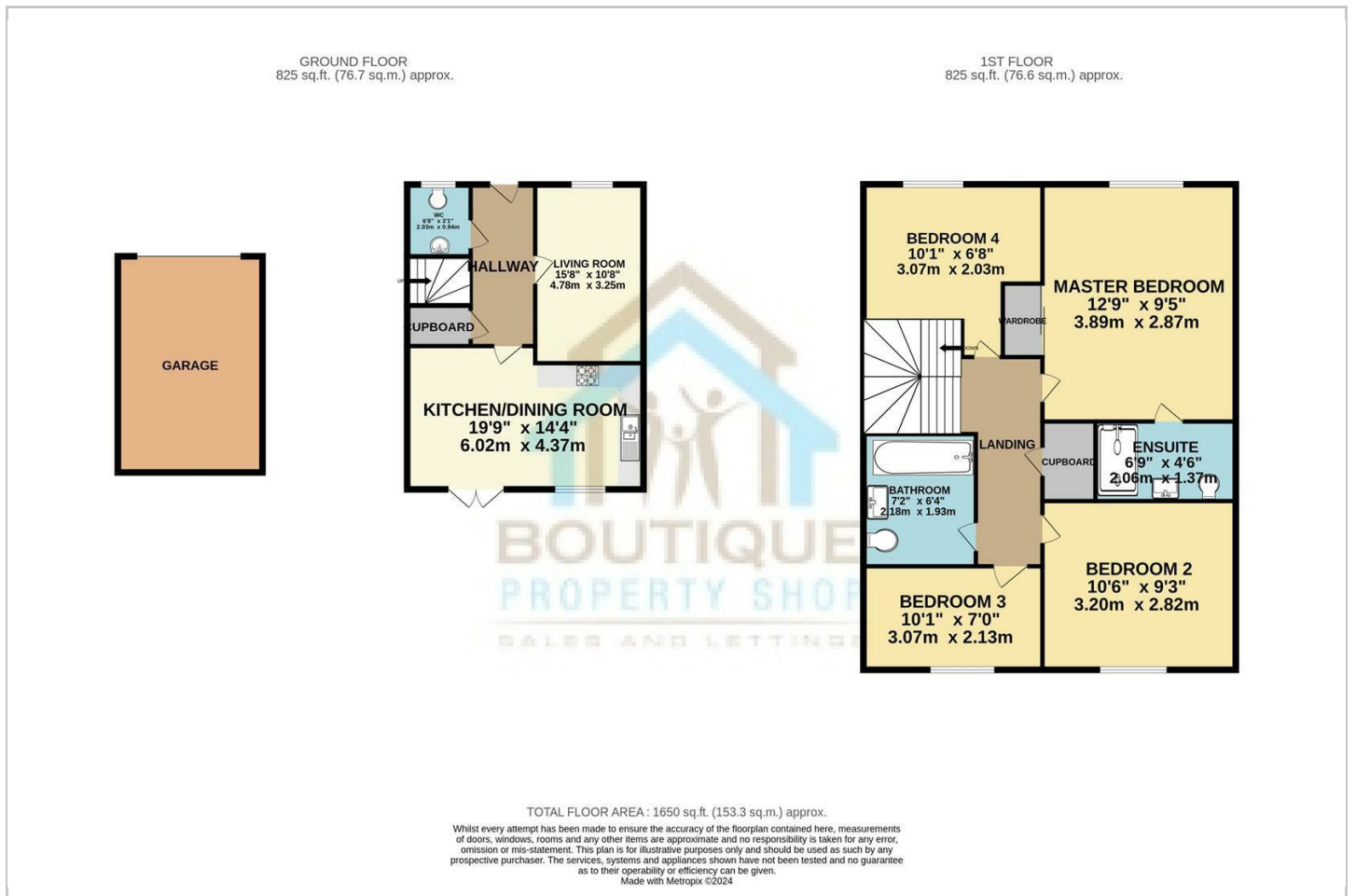
## Hybrid Map



## Terrain Map



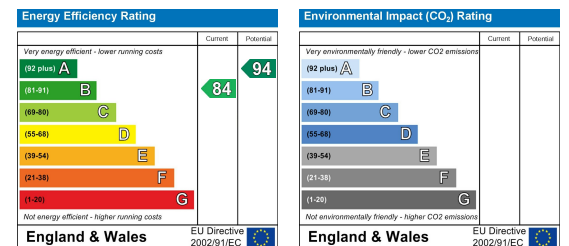
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.