



## Mayfield Princess Road

Malton, YO17 7JP

Offers Around £225,000





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Mayfield is a beautifully appointed, three bedroom home located in the heart of North Yorkshires food capital. This lovely home offers modern, light and airy accommodation in a fantastic position. The property benefits from two reception rooms, breakfast kitchen, three bedrooms, family bathroom and a lovely low maintenance rear walled garden, creating a perfect sun trap to enjoy. The property is offered with no onward chain and ideal for those looking to be within walking distance to all Malton's local amenities. Early viewing is advised not to miss out on this superb buy!

- Three good sized bedrooms
- Modern breakfast kitchen
- Ideal for a first time buyer
- Located in the heart of Malton
- Rear walled garden which is private and enclosed
- Within easy reach of the train and bus station
- Two reception rooms
- No onward chain
- UPVC double glazing throughout

## Entrance Hall

Glazed front door, Stairs to the first floor, radiator.

## Sitting Room

Two UPVC windows to the front aspect and one to the side, radiator, TV point, coving to ceiling, open fire with cast iron and decorative surround.

## Dining Room

With UPVC window to the front aspect and two windows to the rear aspect, TV point, radiator, coving to ceiling and fitted cupboard.

## Breakfast Kitchen

Modern wall and base units with space for fridge freezer, electric hob with extractor above, electric built in oven, plumbing for dishwasher and washer, sink and dainer unit, UPVC window to the rear aspect and radiator. Rear wooden door to the garden. Under stairs storage cupboard.

## First Floor Landing

Loft access, radiator and UPVC window to the rear.

## Bedroom One

Two UPVC windows to the rear aspect and one front aspect window, radiator and picture rail.

## Bedroom Two

Two UPVC windows to the front aspect, radiator and picture rail.

## Bedroom Three

UPVC window to the side aspect, radiator and picture rail.

## Bathroom

White suite with panel bath, low flush WC, pedestal hand wash basin, heated towel rail, extractor fan, part tiled walls and UPVC window to the rear aspect.

## Exterior

Walled and enclosed low maintenance garden to the rear and a gravel garden area to the front of the property. There is parking available on a permit basis directly opposite the property on Wentworth Street

Tel: 07515763622

(there is a charge for the permit which is currently £73.20 for 3 months).

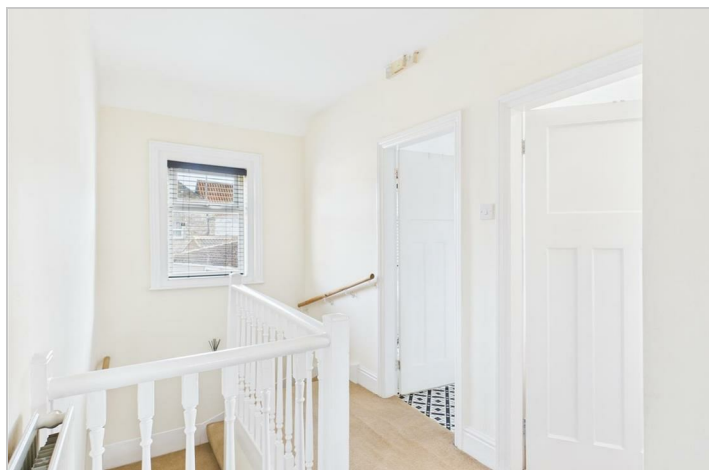
### Services

Mains connected to water, drainage, electric and gas.  
Gas central heating to the property.

### Council Tax Band B

### Malton

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



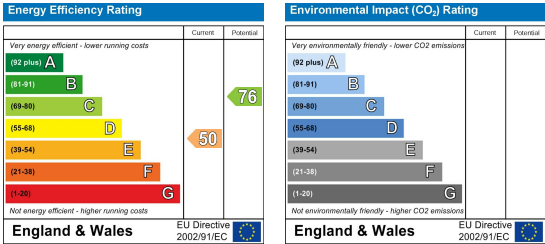
Floor Plan



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



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