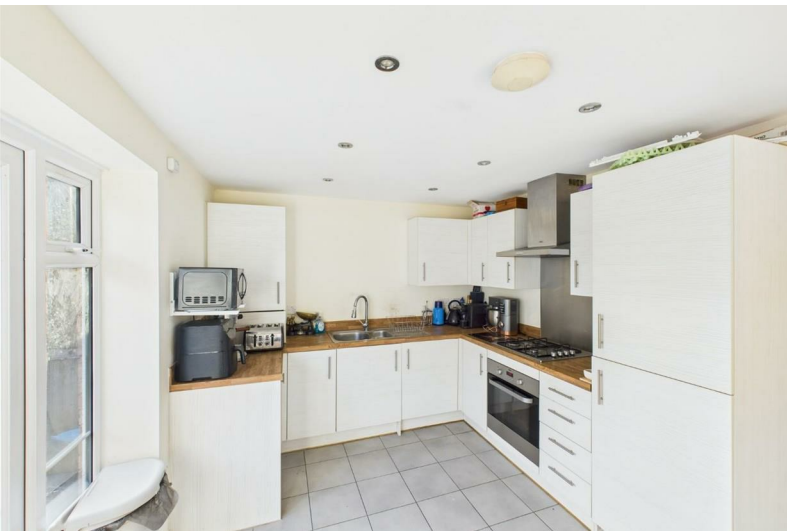




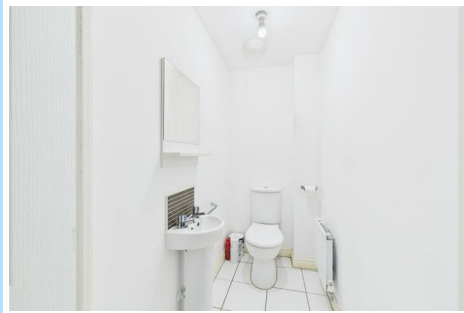
17 Acre Way , YO17 7AG

Offers Around £250,000



17 Acre Way , Malton, YO17 7AG

Offers Around £250,000



Positioned in the desirable location of Acre Way, Malton, this modern three-bedroom townhouse presents an excellent opportunity for first-time buyers or families seeking a comfortable and stylish home. The property boasts a spacious reception room that invites natural light, creating a warm and welcoming atmosphere for both relaxation and entertaining. The well-appointed kitchen is designed for practicality and ease, making it a joy to prepare meals. The master bedroom features an en-suite bathroom, providing a private sanctuary for rest and rejuvenation. Two additional bedrooms offer ample space for family members or guests, ensuring everyone has their own retreat. With two bathrooms, morning routines are made effortless, catering to the needs of a busy household. The property also benefits from parking for two vehicles, a valuable asset in this sought-after development. The open aspect of the home enhances its appeal, allowing for a pleasant view and a sense of space. This townhouse is not just a property; it is a place where memories can be made and cherished. Whether you are starting your journey as a homeowner or looking for a family-friendly environment, this residence on Acre Way is a perfect choice. Do not miss the chance to make this lovely house your new home.

- Modern three bedroom town house in sought after location
- Parking for two vehicles
- Guest WC to ground floor
- Open aspect to the front
- Master Bedroom en-suite
- Secure enclosed garden

Entrance Hall

With glazed door to the front aspect, radiator and stairs to the first floor

Sitting Room

With UPVC double glazed window to the front aspect, radiator, wood effect flooring and TV point.

Guest WC

With low flush WC, hand wash basin with tiled splashback, tiled flooring and radiator.

Kitchen Diner

Modern range of fitted units with gas hob, electric oven and extractor hood. Built in fridge freezer and dishwasher. Sink and drainer unit, splashback, dining area, radiator and UPVC double glazed window and patio doors to the rear garden.

First Floor Landing

With doors to the bedrooms and bathroom.

Master Bedroom

With UPVC double glazed window to the front aspect, radiator, TV point and door to the en-suite

En-Suite

Shower cubicle with splashback, low flush WC, hand wash basin, radiator and UPVC double glazed window to the front aspect.

Bedroom Two

With UPVC double glazed window to the rear aspect and radiator.

Bedroom Three

With UPVC double glazed window to the rear aspect, wood effect flooring and radiator

House Bathroom

White suite with panel bath with shower attachment, low flush WC, hand wash basin, tiled splashback, heated towel rail

Exterior

With fully fenced and enclosed lawned garden with patio area and side access gate

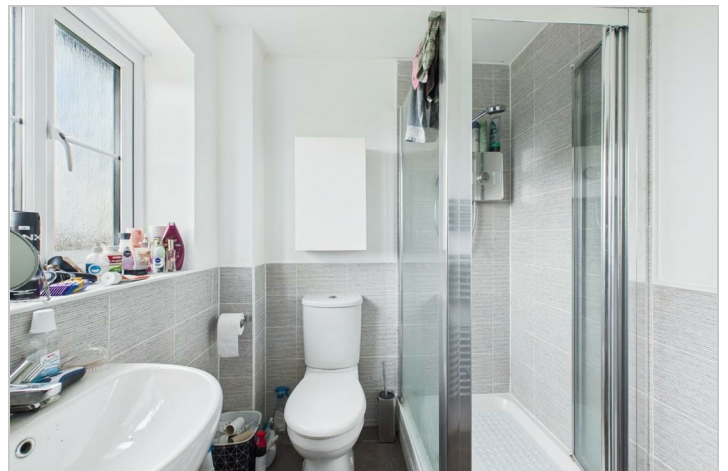
Parking

There is a driveway providing off-street parking for multiple vehicles

Council Tax band C

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



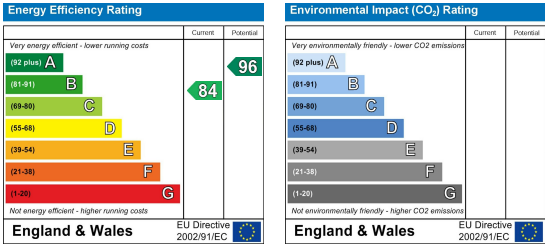
Floor Plan



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



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.