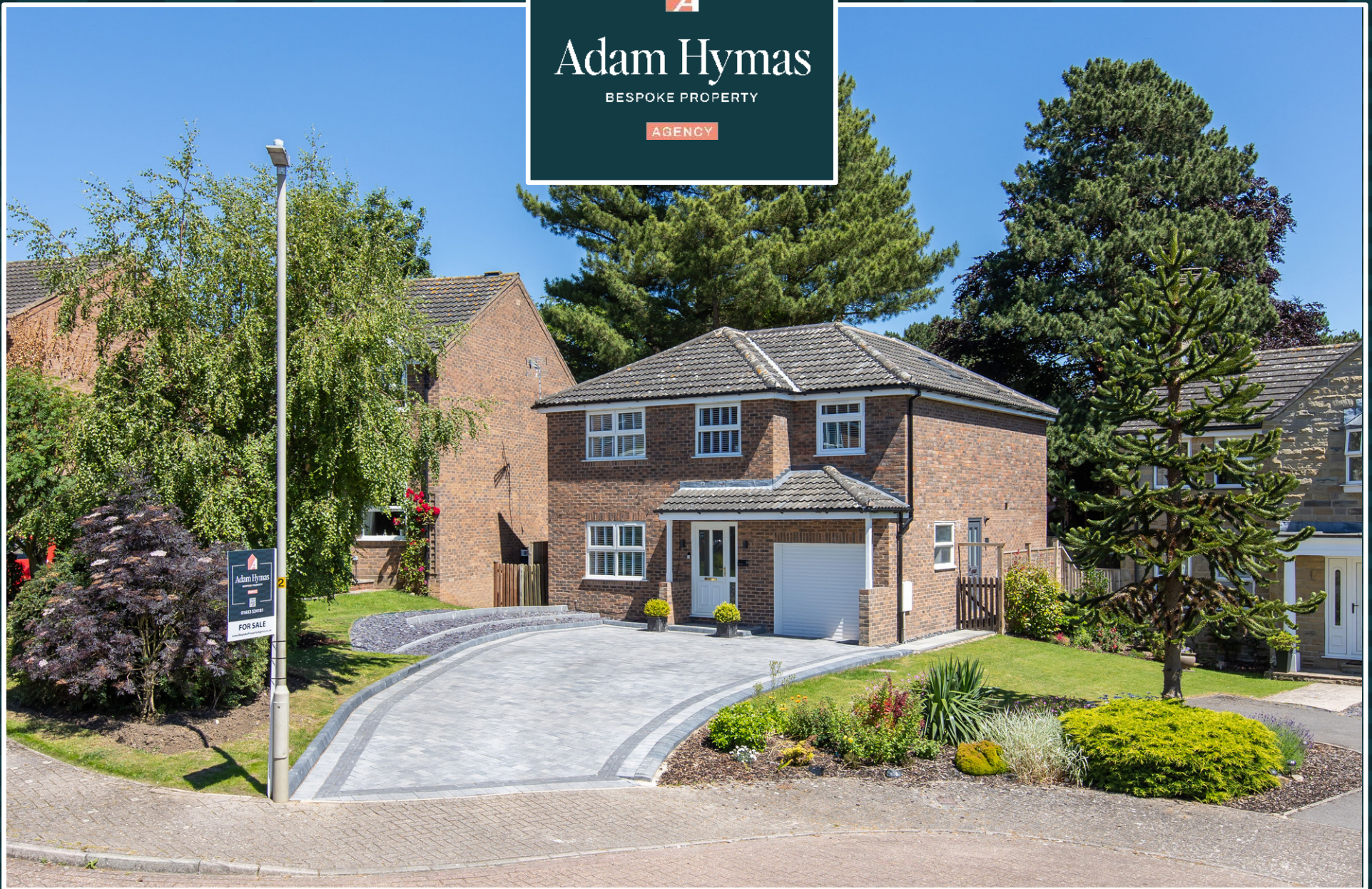




Adam Hymas

BESPOKE PROPERTY

AGENCY



● 9 Hamilton Green, Malton, North Yorkshire, YO17 7YH ●

Property Description

Hamilton Green is a detached family home located in one of Malton's most sought-after residential areas.

The current owners have skilfully transformed the property into a high specification, luxurious four double bedroom home.

The property has been extended, restructured and modernised to an exceptional standard.

Upon approach to Hamilton Green, you will see the property has been laid with a brand-new block paved, multi-car driveway which leads directly to the property's integral garage space.

Entering the home, you are immediately greeted with a well-lit spacious entrance hall, fitted with beautiful herringbone flooring.

Continue through the property into the magnificent open-plan kitchen/dining/living area. The space has been cleverly designed to create a modern-day living space for the full family to enjoy.

The back wall spans with three meters of bi-folding doors that open onto the east-facing garden.

The bespoke-fitted Wren kitchen has been finished to an exceptional standard with full quartz worktops, an island unit with a breakfast bar, Faber Galileo Smart Venting Induction Hob, a wine fridge a full-size fridge and freezer, and a wide array of high-quality fitted appliances. LED lights are fitted into the kitchen units giving a defining ambience to the room.

The well-proportioned open-plan lounge/dining space gives the home a much-improved flow that meets modern-day family living.

Additionally, there is a separate cosy snug which provides a relaxing area away from the property's main living spaces.

The property also benefits from a utility room, which provides plumbing and space for a washing machine, a convenient second sink drainer and additional storage units.

Head to the first floor to find the property's four double bedrooms and family bathroom.

The master bedroom is spacious and benefits from an open walk-in wardrobe/dressing space, with wall-to-wall fitted wardrobes and an en-suite.

The en-suite is fitted with black detail fixtures and fittings, a walk-in shower with a tinted privacy screen, tiled walls and floors and a towel radiator.

The property's three other bedrooms are all double-sized rooms and have been fitted with panelled walls and high-quality carpets.

The family bathroom is truly exceptional, with no expense spared on the suite's design. The bathroom has gold detail high-quality fittings, a large free-standing bath, a separate walk-in shower, a Lusso Stone basin and heated mirror, a heated towel rail and floor-to-ceiling onyx polished porcelain wall and floor tiles.

To the rear is a east-facing, fully landscaped garden with a composite decking and an Indian sandstone paved patio seating areas, The mature grass lawn has herbaceous borders; all is fully enclosed by a 6ft fence. There is exterior light and power at the rear, as well as an outside tap. The house is fully detached with gated access from rear to front via both sides of the property.

Finally, the garage space is a secure and convenient storage space, fitted with an electric roller door, light and power sockets.

Don't miss this rare opportunity to own this special property in one of Malton's most popular residential areas.



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Four double bedrooms (Master with walk-in wardrobe and en-suite)

Extended to the side/rear

New block paved driveway

High-specification finish throughout

Located in one of Malton's most sought-after residential areas.



Location

9 Hamilton Green, Malton, North Yorkshire,
YO17 7YH

Malton is a thriving market town, renowned for its excellent primary and secondary schools, countryside walks and local amenities all within short walking distance. The convenience of Malton train station provides commuters with direct railway connections to Scarborough, York, Leeds, Manchester, and Liverpool. Additionally, there is seamless access to the A64, facilitating effortless travel to Scarborough, York, and Leeds.

Malton has been able to overcome many of the struggles faced by other market towns. It has been accredited by many as the 'food capital of the North'. Packed with plenty of popular bars, coffee shops and restaurants, Malton continues to be one of the most sought-after locations to live in North Yorkshire.

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Ground Floor
Gross Internal Area: 68.8 m² ... 741 ft²

First Floor
Gross Internal Area: 76.1 m² ... 819 ft²



Gross Internal Area: 144.9 m² ... 1560 ft² (excluding garage)

All measurements are approximated for display purposes only and should be independently verified
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Entrance Hall
Herringbone wood effect laminated floor, door-to-front aspect, spotlights, radiator

Guest W/C
W/C with wash hand basin, tiled floor, spotlighting

Kitchen/Lounge (open plan)
8.22 x 3.78 m
Open plan kitchen/lounge/diner, Bi-folding doors to the rear garden, Wall mounted TV point, Herringbone wood effect laminated floor, dimmer controlled spotlights, wall radiator.

Bespoke modern Wren kitchen, Quartz worktops, kitchen breakfast bar, Integrated Faber Galileo Smart Venting Induction Hob, wine fridge, microwave oven, second integrated oven, pill out warming drawer, full-size fridge, full-size freezer, sink drainer cut into the quartz worktops, Herringbone wood effect laminated floor, kitchen unit LED feature lighting strips, wall radiator

Dining Room
3.50 x 1.85 m
Open plan Dining/Kitchen/Lounge space, Herringbone wood effect laminated floor, spotlights

Family Room/Snug
3.50 x 3.23 m
Second living room, Carpet, window to front aspect, TV point, spotlights, oak glazed internal doors

Utility room
2.27 x 1.89 m
Plumbing for washing machine, sink drainer, door-to-side aspect, herringbone wood effect laminated floor, base units, Ideal combi-boiler, radiator

Landing
Well-lit open landing space, skylight, bespoke storage cupboards with shelving, carpets, radiator

Master Bedroom
5.61 x 3.95 m
Two windows to front aspect, radiator, wall panelling, dimmer controlled spotlights, open walk-in wardrobe/dressing area, fitted wardrobes and drawers, TV point, Tv wall mount, ceiling hung mood lighting, en-suite shower room

En-suite (master bedroom)
Contemporary walk-in shower with tinted privacy screen, rainfall shower, towel radiator, tiled walls and floors, W/C with concealed flusher, floating wash hand basin, window-to-side aspect, extractor fan

Bedroom Two
3.71 x 2.82 m
Double in size, window to rear aspect, carpet, spotlights, radiator

Bedroom Three
2.72 x 3.21 m
Double in size, window to rear aspect, carpet, spotlights, radiator

Bedroom Four
2.26 x 3.73 m
Double in size, window to front aspect, radiator, carpet, wall panelling, spotlights

Family Bathroom
Tiled floor-to-ceiling with Onyx tiles, free-standing bath, free-standing bath mixer tap, window to rear aspect, W/C, floating wash hand basin, heated mirror, extractor fan, towel radiator, gold fixture and fittings, walk in shower with rainfall shower head, gold fixture and fitting detailing.

Rear Garden
Mature grass lawn, composite decking seating area, Indian sandstone patio seating area, hard-standing for shed, wood chip play area, side gate access, external water tap, brand new 6ft enclosed fence to sides and rear.

Front of Property
Grass Lawn, new block paved multi car driveway, door canopy

Garage/Parking
2.29 x 3.24 m
Electric roller door, plumbing for washing machine, lighting and power, window to side aspect.

Block paved driveway leading to a garage space, dropped kerb from block paved main road.

Additional Information
Combi-boiler last serviced in February 2024, dark chrome light switches and sockets fitted throughout the property, oak fitted internal doors throughout, full planning permission and building regulations approval on all building work undertaken, positioned on one of Malton's most sought after cul-de-sacs.





Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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PRS Property Redress Scheme



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