



Adam Hymas

BESPOKE PROPERTY

AGENCY



Ohana, 26 Showground Road, Malton, North Yorkshire, YO17 7PJ

Property Description

Ohana, Showground Road is a beautifully presented three-bedroom, semi-detached property on the very popular Linden Homes development in Malton.

The property has been finished to an immaculate standard throughout and has served as a loving family home for many years.

Head into the property and you'll be greeted with a wide porch way, fitted with LVT flooring throughout, leading you into the open kitchen diner. The kitchen is fitted with high-quality gloss wall and base units, a variety of integrated appliances, LED under counter lighting and ceiling spotlights.

Continue through, into the lounge, which has been fitted with a bespoke media wall, providing an ambient room for relaxing and unwinding. The lounge features french doors to the rear of the room providing direct access to the rear garden.

Additionally, there is a guest W/C on the ground floor and hidden under-stairs storage space.

Heading to the first-floor landing you'll find beautiful panelled walls, the main family bathroom and three spacious bedrooms.

The traditional family bathroom is fitted with stunning wall tiles, a bath, shower, towel radiator, spotlighting, W/C and a wash hand basin.

The master bedroom is spacious and has an en-suite bathroom, equipped with a shower, W/C and wash hand basin.

The second double bedroom is positioned at the front of the property.

The third bedroom is a single room size, which can additionally be used as a nursery or work-from-home office.

Externally, the property benefits from an enclosed rear garden not overlooked by any properties to the rear. The garden has been fully landscaped and is fitted with raised planter flower beds, a slate-flagged patio seating area and a summer house that can be used as a work-from-home office space.

The property benefits from a long driveway and a single detached garage space.

The house carries the remaining balance of its NHBC warranty until November 2026

Don't miss the opportunity to make this amazing property your home!

Call Bespoke Property Agency today to arrange a viewing.



Well-presented family home

High-specification finish throughout

Landscaped rear garden

Three spacious bedrooms

Located on a very popular development



Location

Ohana, 26 Showground Road, Malton, North Yorkshire, YO17 7PJ

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.



TEL: 01653 524181

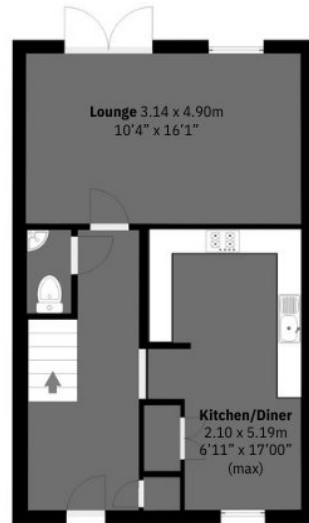
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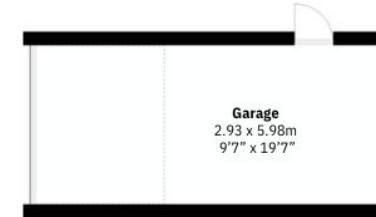
Gross Internal Area: 80m² (862ft²) ... excluding Garage



Ground Floor
Gross Internal Area: 40 m²
(431ft²)



First Floor
Gross Internal Area: 40 m²
(431ft²)



Garage
Gross Internal Area: 19 m²
(205ft²)

All measurements are approximated for purposes only and should be independently verified.
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Entrance Hall
Downstairs W/C, panelled walls, vinyl flooring, coat cupboard, hidden under stairs pull-out cupboard space, combi boiler in coat cupboard

Lounge
4.90 x 3.29 m
Bespoke fitted media wall with LED lighting, window to rear aspect, french doors to rear garden, radiator, vinyl flooring, tv point.

Kitchen/Diner
5.19 x 2.10 m
Wall and base units, under-counter LED lighting, tiled splash backs, four ring gas hob, extractor hood, integrated double oven, dishwasher, washing machine, fridge freezer, coloured glass splash back, lots of cupboard space, space for dining table, window to front aspect, camaro LVT flooring

Guest W/C
W/C, Wash hand basin, tiled walls, extractor fan

Landing
Carpet, wall panelling, airing cupboard with water tank, loft access

Bedroom One
2.67 x 3.82 m
Double in size, carpets, window to rear aspect, en-suite, radiator

Bedroom Two
2.66 x 3.05 m
Double in size, fitted wardrobes, radiator, window to front, carpets

Bedroom Three
2.14 x 2.55 m
Single room size, window to rear, radiator, carpets

Family Bathroom
Bath, shower above bath, wash hand basin, w/c, spotlights, extractor fan, shaver socket, towel radiator, wall unit, tiled walls, vinyl flooring

Rear Garden
Mature grass lawn, slate paved patio seating area and path, external tap, side gate access, fencing to side and rear (enclosed), summer house, raised flower bed planters

Garage
5.98 x 2.93 m
Single garage space, light and power, side door to rear garden, boarded loft space, workbench, shelving, up and over door garage door

Front of property/Parking
Grass lawn, paved path, hedge boarder between neighbouring property, multi-car driveway





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PRS Property Redress Scheme



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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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