



Adam Hymas

BESPOKE PROPERTY

AGENCY



6 Plough Lane, Malton, North Yorkshire, YO17 7AP

Property Description

6 Plough Lane is a well-presented four double-bedroom, detached family home on the popular 'Broughton Manor Taylor Wimpey' development in Malton.

The property was first purchased in 2017 by the current vendors and benefits from an excellent plot positioned on the development, benefiting from picturesque views over the countryside fields.

Head into the property and you'll be greeted with a wide entrance hall, fitted with wood effect luxury vinyl tiles fitted by Ashley Cookes Carpets and Flooring.

To the right of the entrance hall is a separate dining space. Continue through the property to the kitchen diner. The kitchen is fitted with high-quality shaker wall and base units, a variety of integrated appliances and french doors leading to the rear garden.

Head into the property's cosy lounge which is perfect for relaxing and unwinding. The lounge features, luxury vinyl tile flooring and additional french doors to the rear garden.

Additionally, there is a guest W/C on the ground floor.

The integral garage space has been cleverly converted into a functional utility room. With base storage units, a sink and plumbing for a washing machine.

Heading to the first-floor landing you'll find the property's four double bedrooms and the family bathroom.

The traditional family bathroom is fitted with stunning wall tiles, a bath, shower, towel radiator, WC and a wash hand basin with a fitted cupboard.

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

All three other bedrooms are double in size with an ample amount of space for wardrobes.

Externally, the property benefits from an enclosed low-maintenance rear garden that has a tiered decking seating area, perfect for entertaining in the summer months.

The property benefits from a driveway positioned at the front of the property's integral garage.

The house carries the remaining balance of its NHBC warranty until 2027.

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

Call Bespoke Property Agency today to arrange a viewing.



Four double bedrooms

Excellent position on a popular development

Detached family home with integral garage

NHBC Warranty until 2027

Low-maintenance rear garden



Location

6 Plough Lane, Malton, North Yorkshire, YO17 7AP

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

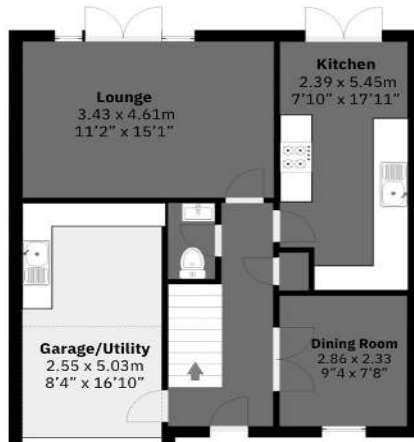
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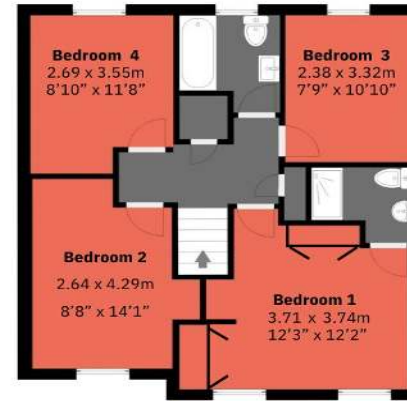
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Gross Internal Area: 1 1 3 m² (1 2 1 7 f t 2)



Ground Floor

Gross Internal Area: 57 m²
(614ft 2)



First Floor

Gross Internal Area: 56 m²
(603ft 2)

All measurements are approximated for purposes only and should be independently verified.
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Entrance Hall
Door to front aspect, internal door to garage space, Luxury Vinyl Tiles fitted by Ashely Cookes Carpet and Flooring, radiator.

Guest W/C
Luxury Vinyl Tiles, W/C, Wash hand basin with vanity cupboard, radiator.

Lounge
3.41 x 4.61 m
French doors to rear garden patio, luxury vinyl tiles flooring, two radiators, tv point

Dining Room
2.34 x 2.85 m
luxury vinyl tile flooring, window to front aspect, radiator, views over the countryside fields.

Kitchen / Diner
5.45 x 2.39 m
luxury vinyl tile flooring, shaker wall and base kitchen units, integrated appliances; fridge freezer, electric oven, four ring gas hob, washing machine, dishwasher. French doors to rear aspect, extractor hood, space for a kitchen table.

Landing
Carpet flooring, loft hatch access, two storage cupboards with fitted shelves

Master Bedroom
3.71 x 3.74 m
Double in size, carpet flooring, radiator, x2 windows to front aspect, views over the country fields, en-suite, fitted wardrobes

Bedroom Two
Double room size, carpet flooring, window to rear aspect, radiator

Bedroom Three
2.64 x 4.29 m
Double size room, window to front aspect, recess space for wardrobes, carpet flooring

Bedroom Four
2.69 x 3.55 m
Double in size, recess space for wardrobes, carpet flooring, window to rear aspect, radiator

Family Bathroom
Double in size, recess space for wardrobes, carpet flooring, window to rear aspect, radiator

Integral Garage / Utility space
Fitted base kitchen units, sink drainer, plumbing for washing machine, electrical power sockets and lighting. Ideal boiler housed in the garage was fitted in 2018.

Rear Garden
Low maintenance rear garden, tiered decking seating area, external water tap, external electrical outlet, fence to sides and rear (enclosed), lean-to storage area, gate access from the side, paved path.

Front of Property / Parking
Grass lawn, driveway access to integral garage space, detached home, views over the nearby countryside fields, excellent positioned plot.

Additional information
The remaining NHBC Warranty is valid until 2027.

Brilliant positioned plot, benefiting with views over the countryside fields.





rightmove 

PRS Property Redress Scheme



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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 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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