



Adam Hymas

BESPOKE PROPERTY

AGENCY



79 Harebell Road, Malton, North Yorkshire, YO17 7FW

Property Description

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

The property was first built in 2020 and benefits from an excellent plot positioned on the development.

Head into the property and you'll be greeted with a wide entrance hall, fitted with laminated flooring.

To the right of the entrance hall is a separate dining space, which is currently used as a study by the current owners.

Continue through the property to the kitchen diner. The kitchen is fitted with high-quality gloss 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 with the whole family. The lounge features stunning wall panelling, carpet flooring and an additional set of french doors to the rear garden.

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

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

The traditional family bathroom has been since improved in 2024 by the current owners and is fitted with stunning wall and floor tiles, a bath, a rainfall shower, WC, spotlighting and a wash hand basin.

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

All three other bedrooms are a great size with an ample amount of space for wardrobes. The fourth bedroom benefits from a full wall of fitted wardrobes.

Externally, the property benefits from a stunning enclosed rear garden that has a mature grass lawn, raised railway sleepers and an indian sandstone patio seating area. The garden is perfect for entertaining and hosting family bbqs in the summer months.

The property's integral garage is spacious and equipped with a power light and and up and over door.

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

The house carries the remaining balance of its NHBC warranty until 2030.

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



Four double bedrooms

Excellent position on a popular development

NHBC Warranty until 2030

Well-presented enclosed rear garden

Detached property in an excellent condition.



Location

79 Harebell Road, Malton, North Yorkshire,
YO17 7FW

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.

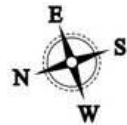
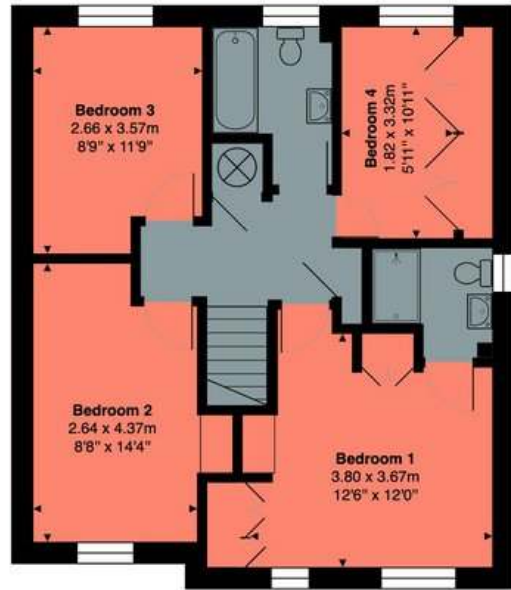
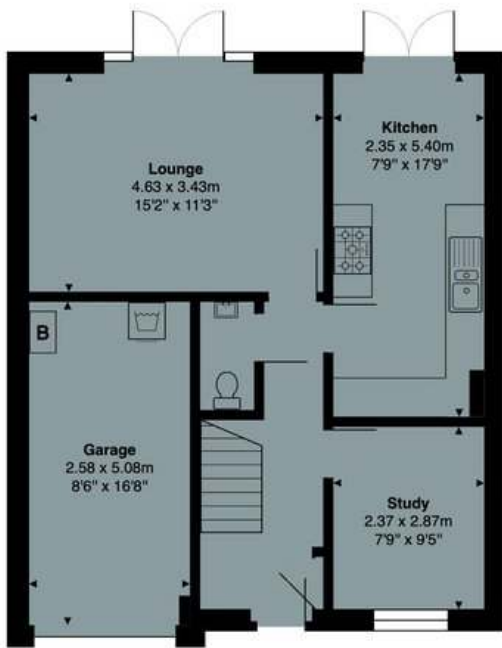


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Gross Internal Area: 122.1 m² ... 1314 ft²

All measurements are approximated for display purposes only and should be independently verified
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Entrance Porch
Radiator, laminated floor, cupboard space

Cloakroom
Radiator, W/C, Wash hand basin, spotlights.

Lounge
4.63 x 3.43 m
French doors to rear garden, carpet flooring, radiator, wall panelling

Kitchen
5.40 x 2.35 m
Range of kitchen wall and base units, stainless steel single drainer sink unit, a range of integrated appliances, including four ring gas hob with extractor hood, electric oven, microwave, dishwasher, washer/dryer and fridge freezer, spotlighting throughout, french doors opening onto the rear garden, radiator, space for dining table

Dining room / Study
2.87 x 2.37 m
Window to front aspect, carpet flooring, currently used as a work from home office, but can be used as a separate dining area

Landing & Loft Space
Loft hatch access, carpet flooring, storage cupboard with fitted shelves.

Loft - The loft has been professionally fully floored and shelved with drop-down ladder.

Bedroom One (Master)
3.80 x 3.67 m
Two windows to front aspect, carpet flooring, fitted his and hers wardrobes, en-suite bathroom

En-suite (Master)
Spotlighting, window-to-side aspect, tiled walls, shower cubicle, w/c, wash hand basin, radiator

Bedroom Two
4.37 x 2.64 m
Window to front aspect, carpet flooring, recess for wardrobes, radiator

Bedroom Three
2.66 x 3.57 m
Window to rear aspect, carpet flooring, recess for wardrobes, radiator

Bedroom Four
3.32 x 1.82 m
Window to rear aspect, carpet flooring, full wall length of fitted wardrobes, radiator

Family Bathroom
Window to rear aspect, carpet flooring, full wall length of fitted wardrobes, radiator

Rear Garden
Indian sandstone paved patio, raised railways sleepers, fencing to side and rear, brick retaining wall to side aspect (enclosed), external water tap, gated access to side aspect, mature grass lawn

Garage
Integral garage space, lighting and power, fitted shelves, up and over door

Front of Property / Parking
Double drive leading to the integral garage, grass lawn to front of property, side gated access to the rear garden.

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer.

Please note the seller has raised a fast-track application with Land Registry to expedite a charge against the title. We are informed by land registry that this property will be registered in the current vendors name with land registry in the next 10 working days. While we don't expect this to cause any issues or delays with any sale progress made, we want to make all potential buyers aware that this action has been undertaken in the case that an offer is made and any delays occur.





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