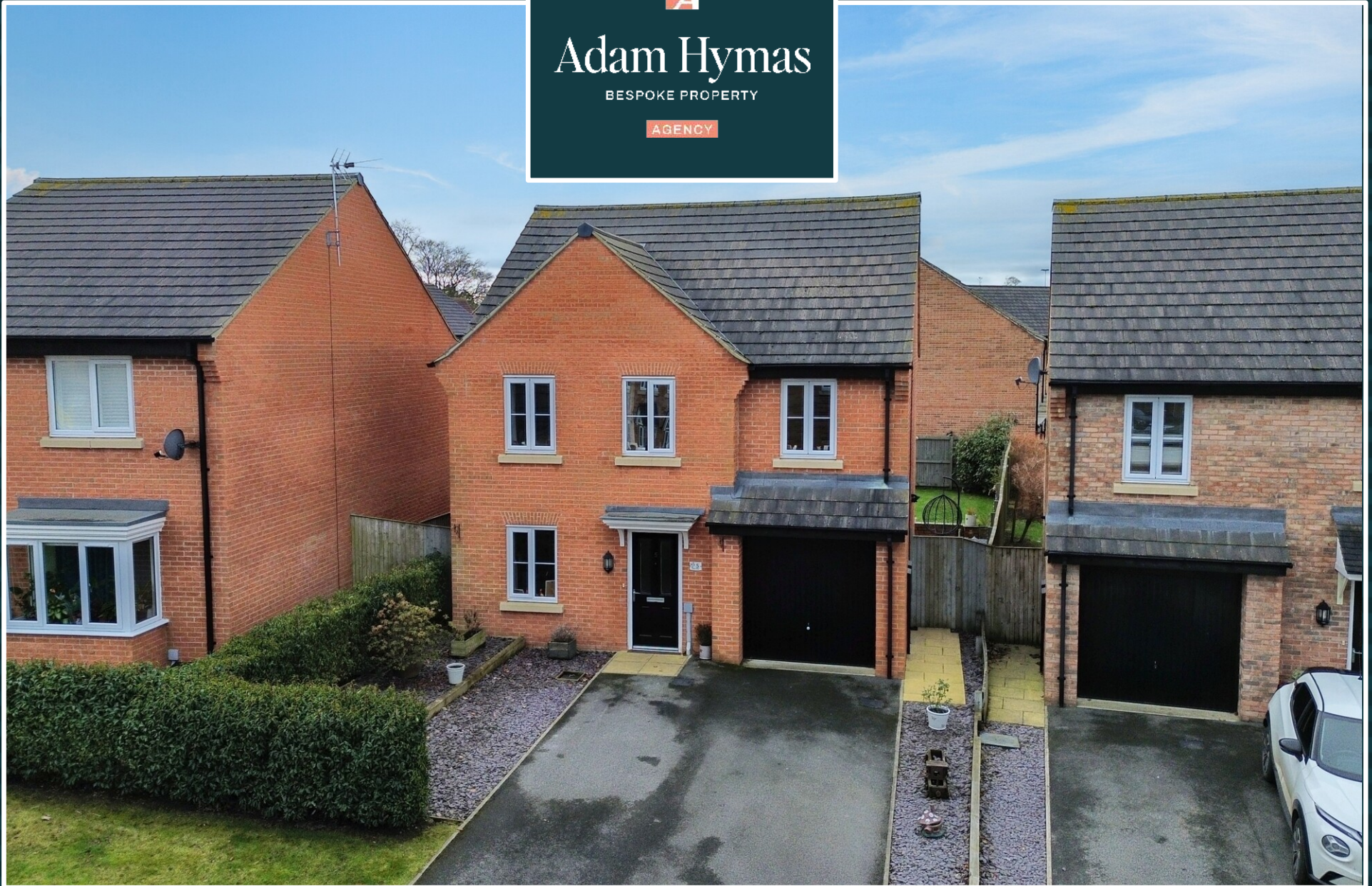




Adam Hymas

BESPOKE PROPERTY

AGENCY



● 5 Acre Way, Malton, North Yorkshire, YO17 7AG ●

Property Description

5 Acre Way, 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 2017 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 tiled wood effect floors.

To the left of the entrance hall is a separate dining space, which is currently used as a children's play room by the current owners.

Continue through the property to the kitchen diner. The kitchen is fitted with high-quality gmat 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 is fitted with stunning wall and floor tiles, a bath, a 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 sliding door fitted wardrobes.

Externally, the property benefits from a stunning south-facing enclosed rear garden, that has a mature grass lawn, raised brick retaining walls and an extended sandstone patio seating area. The garden is perfect for entertaining and hosting family bbqs in the summer months.

The property is equipped with modern solar panels and battery storage capacity.

The property's integral garage is spacious and equipped with a power, light 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 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

NHBC Warranty until 2027

Solar panels and battery capacity storage

Well-presented south-facing enclosed rear garden



Location

5 Acre Way, Malton, North Yorkshire, YO17
7AG

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.

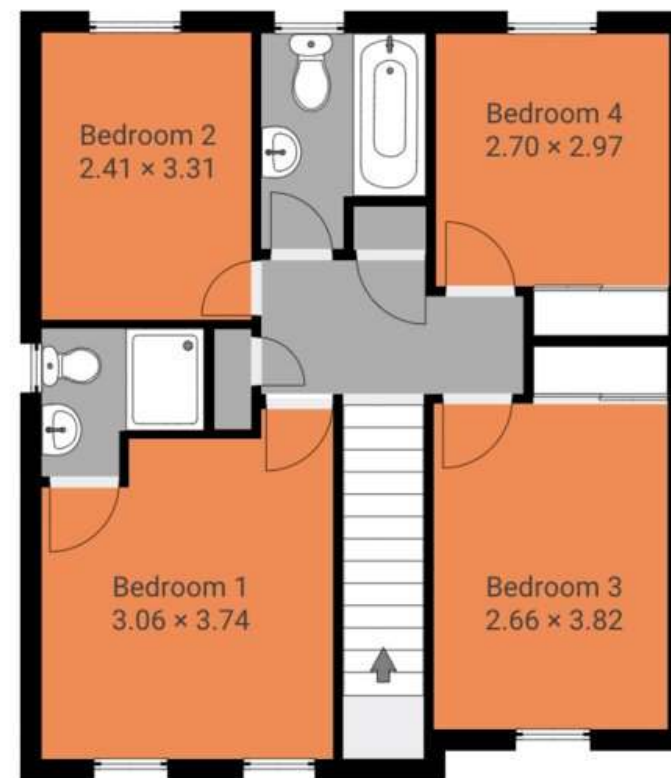
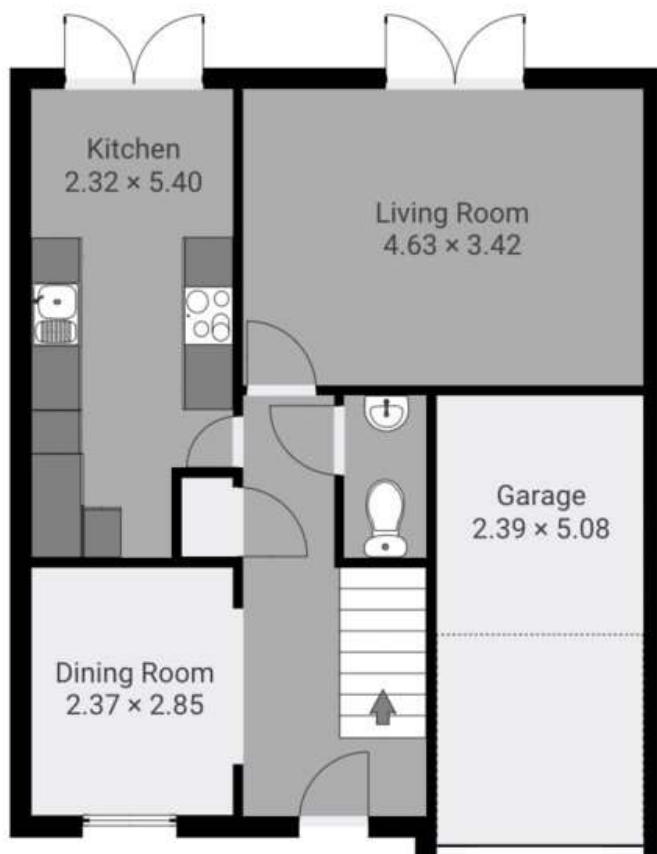
Malton has been able to overcome many of the struggles faced by other market towns. It has been accredited by many as the 'food capital of the North'. Packed with plenty of popular bars, coffee shops and restaurants, Malton continues to be one of the most sought-after locations to live in North Yorkshire.



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Entrance Hall
Tiled floors, door-to-front aspect, radiator, storage cupboard

Cloakroom
Wash hand basin, W/C, radiator, tiled floors, extractor fan

Lounge
4.63 x 3.42 m
Window to rear aspect, two radiators, patio doors to rear garden, carpet flooring, tv point

Dining Room
2.85 x 2.37 m
Tiled floor, window to front aspect, radiator

Kitchen
2.32 x 5.40 m
Tiled flooring, matt finished wall and base kitchen units, tiled splash backs, integrated appliances: electric oven, four ring gas hob plumbing for washing machine, dishwasher, space for free standing fridge freezer, french doors to rear aspect, extractor hood, space for a kitchen table.

Landing
x m
Loft hatch access, loft part boarded, carpet flooring, two storage cupboards with fitted shelves.

Bedroom One (Master)
3.74 x 3.06 m
Double in size, carpet flooring, radiator, x2 windows to front aspect, en-suite, fitted his and hers wardrobes

Bedroom Two
3.31 x 2.41 m
Double in size, radiator, window to rear aspect, carpet flooring

Bedroom Three
3.82 x 2.66 m
Double in size, fitted sliding door wardrobes, window to front aspect, radiator, carpet flooring

Bedroom Four
2.97 x 2.70 m
Fitted wardrobe, double in size, window to rear aspect, radiator, carpet flooring

Family Bathroom
Bath, half-tiled walls around the bath, vinyl flooring, window to rear aspect, wash hand basin, heated towel rail, w/c, extractor fan.

Rear Garden
Landscaped south-facing rear garden, raised brick retaining walls, sandstone patio seating area, external water outlet, mature grass lawn, enclosed fencing, gated access to side.

Front of Property and Parking
Two driveway parking spaces, grass lawn, hedge divided boundary.

Garage
5.08 x 2.39 m
Integral garage space, up and over door to front, power and light

Additional Information
The property is fitted with modern solar panels and battery capacity. The home carries its remaining NHBC warranty until the year 2027.

Disclaimer
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.





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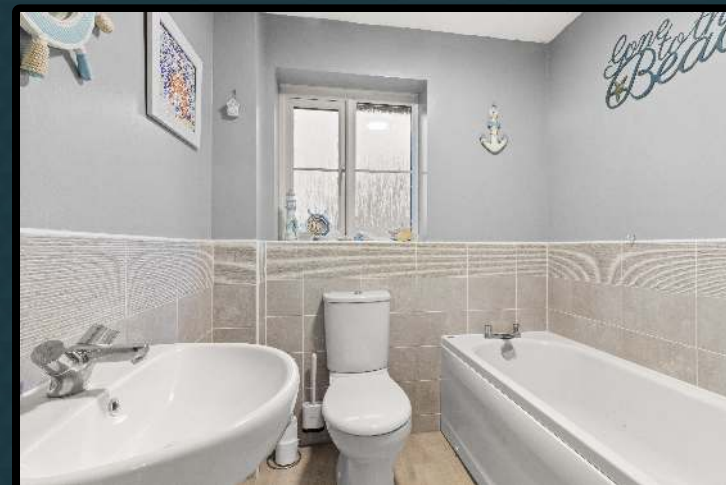


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