



Adam Hymas

BESPOKE PROPERTY

AGENCY



7 Castle Howard Drive, Malton, North Yorkshire, YO17 7BA

Property Description

A beautifully positioned detached residence on one of Malton's most sought-after streets to live. To be sold with no onward chain.

Situated along the prestigious Castle Howard Drive, this impressive detached family home is available with no onward chain. The property was originally built in 1961 by reputable local firm L.T. Oldfield and Sons.

The property has since been well cared for throughout and provides excellent scope for those seeking to modernise, giving its next owners the opportunity to create their dream family home.

The accommodation briefly comprises an inviting entrance hall, a bright sitting room with a bay window to the front, a separate dining room, a sun room, a well-proportioned kitchen/dining area, a ground-floor shower room, and a useful utility/boot room that leads directly into the property's garage.

Upstairs, the spacious landing lends itself as an ideal area for a study or home office and leads to four generous bedrooms and a family bathroom suite.

Externally, the property features a large west-facing mature rear garden offering a wonderful degree of privacy. It includes vegetable beds, two paved patio areas, a pergola, and stunning planted borders perfect for those who love to spend time outdoors.

To the front, there is a block-paved driveway providing ample parking and access to the property's garage, which has been equipped with an electric roller door for convenient storage.

Homes of this quality and setting on Castle Howard Drive rarely come to the market. Early viewing is highly recommended to avoid missing this exceptional opportunity to secure a prime family residence in one of Malton's most sought-after locations.



Prestigious location – Situated on one of Malton's most desirable roads

Spacious family layout – Four bedrooms, multiple reception rooms.

Private mature garden – Large enclosed rear garden

Garage and driveway parking

No onward chain



Location

7 Castle Howard Drive, Malton, North
Yorkshire, YO17 7BA

Castle Howard Drive in Malton is a leafy, well-appointed street of detached and semi-detached homes situated just a short walk from the heart of town. It combines peace and privacy with excellent convenience: the Malton town centre with its independent shops, cafés, restaurants and regular food market is nearby, and key amenities like supermarkets, banks, GP surgeries, and a hospital are within easy reach.

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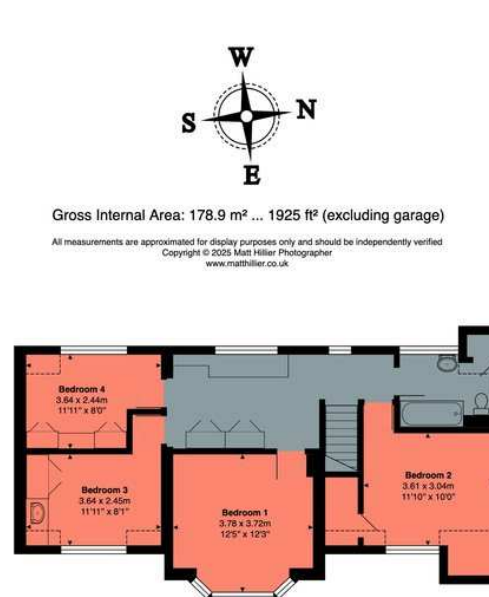
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Ground Floor
Gross Internal Area: 108.1 m² ... 1163 ft²



First Floor
Gross Internal Area: 70.8 m² ... 762 ft²



Gross Internal Area: 178.9 m² ... 1925 ft² (excluding garage)

All measurements are approximated for display purposes only and should be independently verified.
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Entrance Porch and Hallway

Entrance Porch- Door to front aspect, carpet flooring, window to front aspect.

Hallway - Door to front aspect, carpet flooring, staircase to first floor, radiator.

Family Lounge

3.77 x 6.18 m
Carpet flooring, Hovingham fires installation of a Gazco logic converter living flame gas fire with a feature surround, bay window to front aspect, two radiators, tv point, sliding doors to the sun room.

Dining Room

3.63 x 6.18 m
Window to rear and front aspect, carpet flooring, two radiators

Kitchen Diner

4.61 x 6.03 m
Amtico oak vinyl flooring, wall and base kitchen cabinetry, French doors to the rear aspect leading to the rear garden terrace, sink drainer, window to side aspect, integrated gas hob, extractor fan, electric oven, tiled splash backs, space for a dining table.

Utility Room

1.69 x 4.08 m
Radiator, window to the side aspect, ideal boiler, plumbing for a washing machine, Amtico oak vinyl flooring, sink drainer, door to the side aspect, and direct access into the garage.

Ground Floor Bathroom

W/C, wash hand basin with fitted cupboard space, tiled walls, Amtico vinyl flooring, shower cubicle, radiator.

Landing

Two windows to the rear aspect, carpet flooring, radiator, space for a desk, fitted cupboard, loft hatch access.

Loft space has a ladder, light and is boarded.

Family Bathroom

Bath, electric shower, window to rear aspect, tiled walls, heated towel rail, w/c, wash hand basin, extractor fan, vinyl flooring

Bedroom One

3.78 x 3.72 m
Bay window to front aspect, carpet flooring, double room size, radiator

Bedroom Two

3.61 x 3.04 m
Bay window to front aspect, carpet flooring, double room size, radiator

Bedroom Three

3.64 x 2.45 m
Dormer window to front aspect, carpet flooring, radiator, fitted wardrobes, fitted wash hand basin with cupboard space, double in size.

Bedroom Four

3.64 x 2.44 m
Window to rear aspect, fitted wardrobes and dresser, radiator, carpet flooring.
Garage
4.08 x 7.02 m
Window to side aspect, window to rear aspect, door to side aspect, power and light, electric roller door to the front aspect, solar inverters for the solar panels are in the garage.

Rear Garden

Mature grass lawn, enclosed fencing, pergola, west-facing garden, paved garden terrace, block-paved borders, array of garden plants, trees and shrubs,

Front of Property and Parking

Grass lawn, flower bed borders, block-paved driveway leading to the garage.

Additional Information

x12 Solar panels on the rear of the property and the garage roof space. The solar panels are owned outright and do not carry any lease terms.

We are informed that in 2024, the property was fitted with a new gas boiler and pressurised cylinder tank.

We are informed that in 2023, the properties' soffits and facias have been replaced.

We are informed that in 2001 the property windows were replaced with UPVC double glazing by local firm Fersina Windows.

We are informed that the current owners extended the property in 1997, compromising a front porch, ground floor shower room, a conservatory and dining area from the main kitchen.

Disclaimer

Disclaimer - These particulars are produced in good faith, and 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 a statement or representation 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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