

## 9 RUSSETT ROAD MALTON



**A spacious four bedroom detached house with large garden, ample parking & double garage, located in a sought-after residential area.**

Entrance hall, cloakroom, sitting room, dining room, kitchen, utility room, first floor landing, master bedroom, en-suite bathroom, three further bedrooms & main bathroom.

Gas central heating. uPvc double-glazing.

Detached double garage, driveway parking & large gardens.

No onward chain.

### GUIDE PRICE £399,950

9 Russett Road is a bright and spacious detached house located in a sought-after cul de sac off Orchard Road.

The property offers well proportioned four-bedroom accommodation within a good-sized plot, together with ample parking and a double garage. The overall floor area amounts to almost 1,300sq.ft and comprises entrance hall, cloakroom, sitting room, dining room, kitchen, utility room, first floor landing, master bedroom with en-suite bathroom, three further bedrooms and a main bathroom. There is gas central heating throughout, and uPvc double-glazing.

Externally, the house is set behind an open plan lawned garden, and a paved driveway leads to a detached double garage. Behind the house is a very pleasant, enclosed garden, which enjoys a high degree of privacy, with lawn, shrub borders, flagged patio, a greenhouse and garden shed.

Malton is a popular and well-served market town located approximately 18 miles north of York and has in recent years gained a reputation as Yorkshire's food capital. Named by The Sunday Times as one of the best places to live, the town enjoys excellent transport links; the railway station is a short walk away and has regular services to York from where London can be reached in less than 2 hours. A full range of amenities can be found within Malton, including a variety of eateries, independent and high street retailers, good schools and leisure facilities.

## **ACCOMMODATION**

### **ENTRANCE HALL**

Timber front door with glazed windows to either side. Radiator. Stairs to the first floor. Radiator.



### **CLOAKROOM**

1.5m x 1.4m (4'11" x 4'7")

Low flush WC and wash basin. Extractor fan. Alarm control pad. Radiator.

### **SITTING ROOM**

6.1m x 3.8m (20'0" x 12'6")

Mains gas fire set within a stone fireplace. Coving. Television point. Bow window to the front and casement window to the rear. Two radiators.



### **DINING ROOM**

3.4m x 3.3m (11'2" x 10'10")

Coving. Casement window to the front. Radiator.



## KITCHEN

4.0m x 2.7m (13'1" x 8'10")

Range of kitchen units incorporating a 1.5 bowl, single drainer sink unit. Gas cooker point. Dishwasher point. Understairs pantry cupboard. Casement window to the rear. Radiator.



## UTILITY ROOM

2.7m x 1.8m (8'10" x 5'11")

Range of units incorporating a sink unit. Automatic washing machine point. Tumble drier point. Gas fired central heating boiler. Casement window to the rear and door to outside. Radiator.

## FIRST FLOOR

### LANDING

Loft inspection hatch.

### BEDROOM ONE

4.9m x 3.3m (16'1" x 10'10")

Range of fitted wardrobes. Coving. Telephone point. Casement window to the front. Radiator.



### EN-SUITE BATHROOM

2.7m x 1.5m (8'10" x 4'11")

Matching suite comprising bath, wash basin and low flush WC. Half-tiled walls. Casement window to the rear. Radiator.



### BEDROOM TWO

3.9m x 3.3m (12'10" x 10'10")

Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the front. Radiator.



### BEDROOM THREE

3.2m x 2.7m (max) (10'6" x 8'10")

Casement window to the rear. Radiator.



### BEDROOM FOUR

2.7m x 2.4m (8'10" x 7'10")

Telephone point. Casement window to the rear. Radiator.

## MAIN BATHROOM

2.4m x 1.7m (7'10" x 5'7")

Matching suite comprising bath with shower over, wash basin and low flush WC. Half-tiled walls. Electric shaver point. Casement window to the rear. Radiator.

## OUTSIDE

The rear garden is of a good-size and offers a high degree of privacy. It is mostly laid to lawn, flanked by shrub borders, and with a raised patio area alongside the double garage. To the rear of the garage is a greenhouse and garden shed. There is a further garden to the front, which is open plan, and a paved driveway provides ample room to park and leads to the double garage.

## DOUBLE GARAGE

5.0m x 4.9m (16'5" x 16'1")

Electric up and over door to the front. Personnel door and casement window to the side. Electric light and power.



## GENERAL INFORMATION

Services: Mains water, electricity, gas, and drainage.  
Gas central heating.

Council Tax: Band: E (North Yorkshire Council).

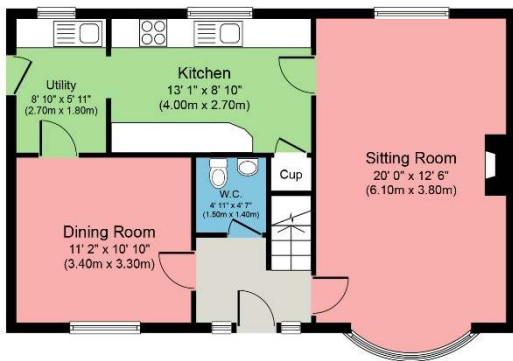
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO17 7YS.

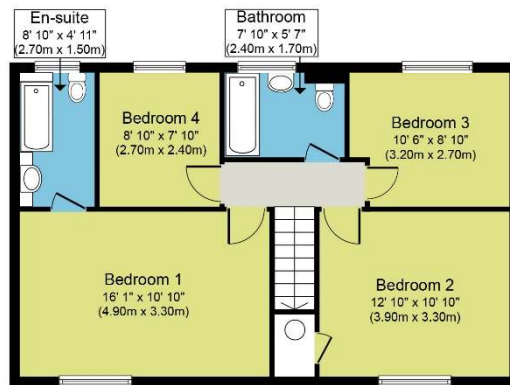
EPC Rating: Current: D62. Potential: B83.

Viewing: Strictly by appointment through the Agent's office in Malton.

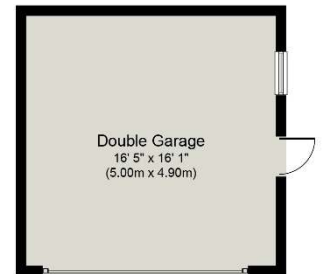




**Ground Floor**  
**Approximate Floor Area**  
**643 sq. ft.**  
**(59.8 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**643 sq.ft.**  
**(59.8 sq. m.)**



**Double Garage**  
**Approximate Floor Area**  
**269 sq. ft.**  
**(25.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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