

67 NEWBIGGIN MALTON



A stone-fronted mid terrace town house offering spacious, two-bedroom accommodation together with courtyard garden, parking & garage.

Entrance hall, living room, kitchen diner, conservatory,
first floor landing, two double bedrooms, bathroom & WC.

Gas central heating. Upvc double glazing.

Courtyard garden, single garage & off-street parking.

Central location within easy walking distance of local amenities.

GUIDE PRICE £210,000

67 Newbiggin is an immaculately presented, stone-fronted mid terrace town house located within a short stroll of Malton's many amenities. The property has been greatly improved in recent years and has the particular advantage of a garage and parking space, accessed from Middlecave Road.

The accommodation amounts to almost 830ft² and comprises entrance hall, living room with gas fire, updated kitchen diner and conservatory. Upstairs there are two good-sized double bedrooms and a well-appointed house bathroom. There is double glazing and gas central heating throughout with a replacement boiler, and the décor is neutral.

To the rear of the house is an attractive, courtyard style garden with paved seating areas and shrub border and lawn enjoying an enviable south-facing aspect. A nearby garage and parking space forms part of the property and is especially useful given the central location.

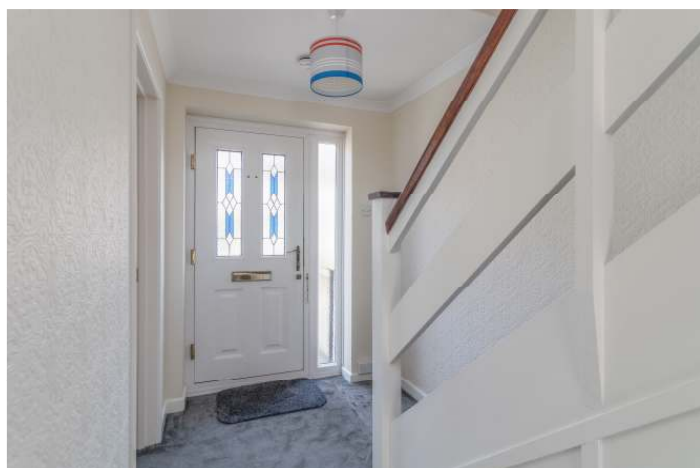
Malton is a popular and well-served market town located approximately 18 miles north of York and has in recent years gained a reputation as Yorkshire's food capital. Named by The Sunday Times as one of the best places to live, the town enjoys excellent transport links; the railway station is a short 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

4.0m x 1.7m (13'1" x 5'7")

Staircase to the first floor. Understairs cupboard. Coving. Radiator.



LIVING ROOM

4.5m x 3.4m (max) (14'9" x 11'2")

Living flame gas fire with painted wood surround. Coving. Three wall lights. Television point. Bow window to the front. Radiator.



KITCHEN DINER

5.2m x 2.6m (max) (17'1" x 8'6")

Range of shaker style kitchen cabinets incorporating a stainless steel sink unit. Four ring ceramic hob, extractor hood. Electric oven. Automatic washing machine point. Coving. Spotlights. French doors onto the Conservatory. Radiator.





CONSERVATORY

4.1m x 1.5m (13'5" x 4'11")

Wall light. French doors opening onto the rear garden. Fitted storage cupboard. Cupboard housing the consumer unit and electric meter. Phone point.



BEDROOM TWO

3.1m x 2.7m (10'2" x 8'10")

Coving. Fitted wardrobe. Casement window to the rear. Radiator.



FIRST FLOOR

LANDING

Loft hatch. Coving. Airing cupboard housing a replacement gas fired combi boiler.

BEDROOM ONE

5.2m x 3.2m (max) (17'1" x 10'6")

Coving. Fitted wardrobe. Two casement windows to the front. Two radiators.



BATHROOM & WC

2.0m x 1.8m (6'7" x 5'11")

White suite comprising bath with shower over, wash basin and low flush WC. Fully tiled walls. Tiled floor. Casement window to the rear. Heated towel rail.



OUTSIDE

To the rear of the house is a south facing garden with block paved path, stone flagged patio area, lawn and shrub border. A handgate allows access to the rear and a nearby single garage and parking space (accessed from Middlecave Road).



SINGLE GARAGE

5.3m x 2.5m (17'5" x 8'2")

Up and over door. Concrete floor.



GENERAL INFORMATION

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

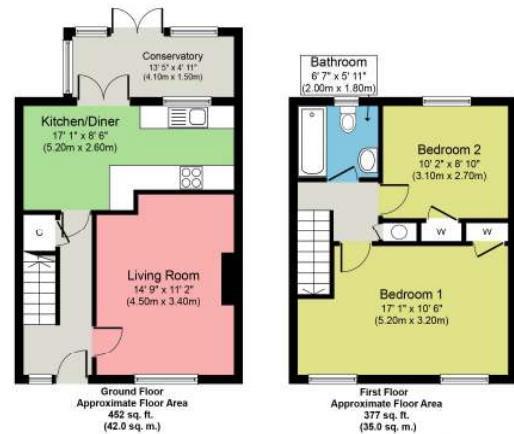
Council Tax: Band: B (Ryedale District Council).

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

EPC Rating: C69.

Post Code: YO17 7JE

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



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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.