

## SUNNYSIDE WENTWORTH STREET, MALTON



**A spacious, three-bedroom detached town house retaining original features & located within a short walk of the Market Place.**

The accommodation comprises: entrance hall, living room, dining room, kitchen with utility & pantry, first floor landing, three bedrooms & house bathroom.

Gas central heating & majority double-glazing.

Lawn, stone paved terrace, shrub borders & two outside stores.

Located within easy reach of all local amenities.

### GUIDE PRICE £229,950

Dating from the early part of the twentieth century, this detached house offers a surprising amount of space and retains a great deal of its original character. The property occupies an elevated position towards the eastern end of Wentworth Street and as such, enjoys easy access to all of Malton's many amenities.

The accommodation, which benefits from gas central heating and majority double glazing, is arranged over two floors and briefly comprises spacious entrance hall, living room and dining room, each with a fireplace, kitchen with walk-in pantry, first floor landing, three bedrooms and bathroom with white suite.

The property is constructed of brick under a pantile roof and enjoys gardens principally on two sides, consisting of a stone flagged terrace, lawn and shrub borders. Parking is available nearby on Wentworth Street.

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**

3.8m x 1.8m (max) (12'6" x 5'11")

Return staircase to the first floor. Understairs cupboard. Quarry tile floor. Smoke alarm. Radiator.



### **LIVING ROOM**

4.7m x 3.7m (max) (15'5" x 12'2")

Open fire with cast iron surround and stone hearth. French windows opening onto the garden. Picture rail. Television point. Two radiators.



### **DINING ROOM**

4.3m x 3.8m (max) (14'1" x 12'6")

Open fire with painted metal surround and a stone hearth. Fitted fireside cupboard. Picture rail. Two wall light points. Telephone point. Casement windows to two sides. Radiator.



## KITCHEN

3.1m x 3.0m (10'2" x 9'10")

Range of joiner built base and wall units incorporating a Belfast sink with mixer tap, with solid wood work surfaces. Electric cooker point. Quarry tiled floor. Heated towel rail. Door to outside. Casement window.



## UTILITY CUPBOARD

1.5m x 1.1m (4'11" x 3'7")

Automatic washing machine point. Fuse box. Electric meter. Fitted shelving. Sash window.

## PANTRY CUPBOARD

1.5m x 1.1m (4'11" x 3'7")

Fitted shelving.

## FIRST FLOOR

### LANDING

Casement window. Smoke alarm. Cupboard housing the Vaillant gas fired combi boiler. Loft hatch with pull down ladder. Thermostat.

## BEDROOM ONE

4.3m x 3.9m (14'1" x 12'10")

Casement windows to two sides. Period fireplace. Television point. Fitted cupboard. Radiator.



## BEDROOM TWO

3.8m x 3.7m (12'6" x 12'2")

Casement window. Television point. Period fireplace. Radiator.



## BEDROOM THREE

3.2m x 2.3m (10'6" x 7'7")

Sash window. Radiator.

## BATHROOM & WC

2.1m x 1.7m (6'11" x 5'7")

White suite comprising bath with shower over, wash basin and low flush WC. Casement window. Part tiled walls. Heated towel rail.



## OUTSIDE

There are gardens to two sides of the house with stone flagged patio, lawn and shrub borders. Two brick storage sheds also form part of the property.



All measurements are approximate and are intended for guidance purposes only. Services as described have not been tested and cannot be guaranteed. Charges may be payable for service reconnection. 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.

## GENERAL INFORMATION

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

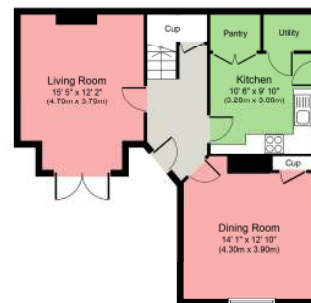
**Council Tax:** Band: C (Ryedale District Council).

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

**Post Code:** YO17 7BN.

**EPC Rating:** Current: E48. Potential: C74.

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



Ground Floor  
Approximate Floor Area  
592 sq. ft.  
(55.0 sq. m.)



First Floor  
Approximate Floor Area  
570 sq. ft.  
(53.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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