

## 15 ACRE WAY MALTON



**A newly refurbished three-bedroom town house forming part of a popular development within easy reach of the town centre, occupying a large plot with off-street parking.**

Entrance hall, sitting room, kitchen diner, guest cloakroom,  
first floor landing, master bedroom with en-suite shower room,  
two further bedrooms & house bathroom.

Gas central heating & uPvc double-glazing.

Off-street parking for two cars & large rear garden.

No onward chain.

### GUIDE PRICE £260,000

15 Acre Way is a superb end terrace three-bedroom town house located within the popular Broughton Manor development by Taylor Wimpey. Built in 2017, the property offers spacious accommodation which has been comprehensively updated within the last year, to include a smart new kitchen with comprehensive range of integrated appliances. The house benefits from gas central heating, upvc double glazing and carries the balance of a 10-year NHBC warranty.

The house is positioned on the edge of the development, enjoying superb views of the North York Moors from the master bedroom, and is within a short walk of town centre amenities. The newly redecorated and re-carpeted accommodation briefly comprises entrance hall, sitting room, guest cloakroom and kitchen diner with French doors onto the rear garden. On the first floor is a master bedroom with en-suite shower room, two further bedrooms and a house bathroom. Two of the bedrooms have fitted wardrobes.

The property enjoys a larger than average, part-walled garden to the rear, which has been landscaped with artificial lawn and a stone flagged patio with fitted bench seating. There is off-street parking for two cars to the side of the house.

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 with its monthly farmers market and high-profile festivals. 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**

Staircase to the first floor. Tiled floor. Fuse box. Radiator.

### **SITTING ROOM**

4.2m x 3.7m (max) (13'9" x 12'2")

Television points. Telephone point. Casement window to the front. Radiator.



### **GUEST CLOAKROOM**

1.9m x 1.1m (6'3" x 3'7")

White low flush WC and wash basin. Extractor fan. Tiled floor. Radiator.

### **KITCHEN DINER**

4.7m x 2.9m (min) (15'5" x 9'6")

Recently overhauled with a modern range of kitchen cabinets incorporating a stainless steel, single drainer sink unit, four ring gas hob with extractor hood, electric oven, dishwasher and washing machine. Gas combi boiler. Tiled floor. Recessed spotlights. Understairs storage cupboard. French windows opening onto the rear garden. Radiator.



#### EN-SUITE SHOWER ROOM

1.8m x 1.7m (5'11" x 5'7")

White suite comprising fully tiled shower cubicle, wash basin and low flush WC. Extractor fan. Casement window to the front. Heated towel rail.

#### BEDROOM TWO

3.3m x 2.6m (10'10" x 8'6")

Range of fitted wardrobes. Television point. Casement window to the rear. Radiator.



#### FIRST FLOOR

##### LANDING

Loft hatch. Radiator.

##### BEDROOM ONE

3.4m x 3.0m (max) (11'2" x 9'10")

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

### BEDROOM THREE

3.5m x 2.0m (max) (11'6" x 6'7")

Casement window to the rear. Radiator.

### HOUSE BATHROOM

2.0m x 1.7m (6'7" x 5'7")

White suite comprising bath, wash basin and low flush WC.  
Extractor fan. Heated towel rail.



### OUTSIDE

The property occupies a larger than average plot, with a good-sized, part-walled garden to the rear. This has been landscaped for ease of maintenance, with artificial lawn, stone flagged patio with bench seating, and a timber summerhouse. To the side of the house is tarmac parking for two cars.



### GENERAL INFORMATION

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

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

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

Post Code: YO17 7AG.

EPC Rating: Current: B83. Potential: A95.

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. 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.