

## 22 MIDDLECAVE DRIVE MALTON



**A traditional, Oldfield built semi-detached house occupying a large plot within a sought-after area of Malton, offering huge potential, together with ample parking, garage & carport.**

Entrance hall, sitting room, dining room, garden room, kitchen, utility room & WC,  
first floor landing, three bedrooms & house bathroom.

Gas central heating & uPvc double-glazing.

Extensive gardens, driveway parking, carport & garage.

Potential to further extend (subject to all necessary consents).

No onward chain.

### GUIDE PRICE £450,000

22 Middlecave Drive is a deceptively spacious semi-detached house, constructed in the late 1950s by a reputable local builder. A garden room extension has been added to the rear, but given the size of the plot there is plenty of scope to further extend if required (subject to any necessary consents). Constructed of brick beneath a tiled roof, the property has been well maintained, but a new owner would look to undertake a range of modernisation and improvement works.

The accommodation is arranged over two floors and amounts to over 1,260sq.ft and includes three reception rooms, a kitchen, utility room, three bedrooms and a hosue bathroom. There is gas central heating throughout, and windows are uPvc double-glazed.

Externally there are generous gardens, located mostly to the rear, which are well established and offer a high degree of privacy. A driveway provides space to park and lead to an attached single garage and car port.

Malton is a first-rate market town which has, in recent years, gained a reputation as Yorkshire's food capital with its high-profile food festival, artisan producers and farmer's market. 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. Middlecave Drive is a well-regarded residential street, which runs between Middlecave Road and Maiden Greve.



## **ACCOMMODATION**

### **ENTRANCE HALL**

Staircase to the first floor. Understairs cupboard. Casement window to the front. Radiator.



### **SITTING ROOM**

4.9m (into bay) x 3.8m (16'1" x 12'6")

Open fire with tiled surround, hearth, and timber mantel. Coving. Three wall light points. Television point. Bay window to the front. Two radiators.





### DINING ROOM

3.6m x 3.6m (11'10" x 11'10")

Mains gas fire. Coving. Two wall light points. Two radiators.



### GARDEN ROOM

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

Coving. Four wall light points. Television point. Telephone point. Casement windows to the side and rear. Door opening onto the garden. Radiator.



### KITCHEN

3.6m x 3.1m (11'10" x 10'2")

Range of kitchen units incorporating a stainless steel sink unit. Gas cooker point. Integrated fridge. Casement window to the rear. Radiator.



### UTILITY ROOM

6.2m x 1.7m (20'4" x 5'7")

Automatic washing machine point. Gas central heating boiler. Tiled floor. Casement window to the rear. Doors to the front and rear. Personnel door to the garage.



### WC

1.6m x 1.0m (5'3" x 3'3")

Low flush WC and wash basin. Tiled floor. Casement window to the side.

### FIRST FLOOR

#### LANDING

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

### BEDROOM ONE

3.6m x 3.6m (max) (11'10" x 11'10")

Casement window to the rear. Radiator.



### BEDROOM TWO

3.8m x 2.9m (12'6" x 9'6")

Coving. Casement window to the front. Radiator.



### BEDROOM THREE

3.1m x 2.1m (10'2" x 6'11")

Fitted wardrobe. Casement window to the rear. Radiator.



### BATHROOM & WC

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

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Fully tiled walls. Loft hatch. Two casement windows to the side. Radiator.



### OUTSIDE

The house occupies a good-sized plot, which in total amounts to approximately 0.16 acres. The majority is located to the rear and has been attractively landscaped with lawn flanked by shrub borders. There is a further area of lawn to the front, and a driveway gives access to an attached single garage, alongside which is a car port.



### GARAGE

5.0m x 2.6m (16'5" x 8'6")

Electric light and power. Concrete floor. Up and over door to the front. Personnel door to the house and casement window to the side.





## **GENERAL INFORMATION**

Services:	Mains water, electricity, gas and drainage. Gas central heating.
Council Tax:	Band: D (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO17 7BB.
EPC Rating:	Current: E52. Potential: B81.
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.

