

APPLEGARTH, 61 MIDDLECAVE ROAD MALTON



An attractive 1930s semi-detached town house occupying a large plot in a much sought-after area, providing four-bedroom accommodation in need of modernisation & updating.

Porch, entrance hall, guest cloakroom, sitting room, dining room, kitchen diner, utility room, galleried landing, four bedrooms, shower room & separate wc.

Partial gas central heating & majority uPvc double-glazing.

Driveway parking, single garage & large gardens to the front & rear.

Viewing recommended.

No onward chain.

GUIDE PRICE £475,000

61 Middlecave Road is a distinctive semi-detached house, dating from the 1930s, and constructed of red brick outer walls beneath a clay pantile roof, featuring double storey bay windows to both the front and rear. The house would benefit from a programme of modernisation and updating, but offers huge potential to create a superb home in a highly sought-after part of Malton.

The property occupies a good-sized plot, and such there is scope to extend, if required (subject to any necessary consents). The accommodation is arranged over two floors and amounts to approximately 1,700sq.ft to include two reception rooms, a dining kitchen and four bedrooms. There is partial gas central heating, and the majority of windows are uPvc double-glazed. The gardens lie to both the front and rear, featuring lawn and a variety of mature shrubs and specimen trees. The back garden in particular enjoys a high level of privacy and a south-facing aspect. A tarmac driveway offers space to park and leads to a detached single garage.

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.



ACCOMMODATION

PORCH

Inner door to:

ENTRANCE HALL

Staircase to the first floor. Understairs cupboard. Picture rail. Telephone point. Radiator.



GUEST CLOAKROOM

2.0m x 1.1m (6'7" x 3'7")

Low flush WC and wash basin. Casement window to the front.

SITTING ROOM

5.3m x 3.9m (into bay) (17'5" x 12'10")

Picture rail. Television point. Bay window to the rear. Two radiators.



DINING ROOM

4.9m x 4.5m (into bay) (16'1" x 14'9")

Open fire with stone surround. Picture rail. Built-in cupboard. Bay window to the rear. Radiator.



KITCHEN DINER

5.4m x 4.1m ((into bay) (17'9" x 13'5"))

Range of kitchen units incorporating a stainless steel, double drainer sink unit. Gas cooker point. Automatic washing machine point. Bay window to the front and two casement windows to the side. Radiator.



UTILITY ROOM

2.2m x 1.4m (7'3" x 4'7")

Gas central heating boiler. Door to the side.

FIRST FLOOR

GALLERIED LANDING

Picture rail. Loft hatch. Casement windows to either side. Radiator.



BEDROOM ONE

5.3m x 4.1m (into bay) (17'5" x 13'5")

Bay window to the rear. Telephone point. Radiator.



BEDROOM TWO

4.5m x 4.1m (into bay) (14'9" x 13'5")

Fitted wardrobe. Bay window to the rear. Radiator.



BEDROOM THREE

4.5m x 2.2m (max) (14'9" x 7'3")

Casement window to the front.



BEDROOM FOUR

4.3m x 2.6m (into bay) (14'1" x 8'6")

Bay window to the front. Fitted wardrobe.



SHOWER ROOM

3.0m x 1.6m (9'10" x 5'3")

Shower enclosure and wash basin. Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the side. Heated towel rail.

SEPARATE WC

1.8m x 0.9m (5'11" x 2'11")

Low flush WC. Casement window to the side.

OUTSIDE

The house is set well back from Middlecave Road, occupying a good-sized plot, which in total amounts to approximately 0.19 acres. The gardens are located to both the front and the rear and are mostly laid to lawn and interspersed with a number of mature trees and shrubs. A driveway leads to a detached single garage.



SINGLE GARAGE

5.8m x 2.6m (19'0" x 8'6")

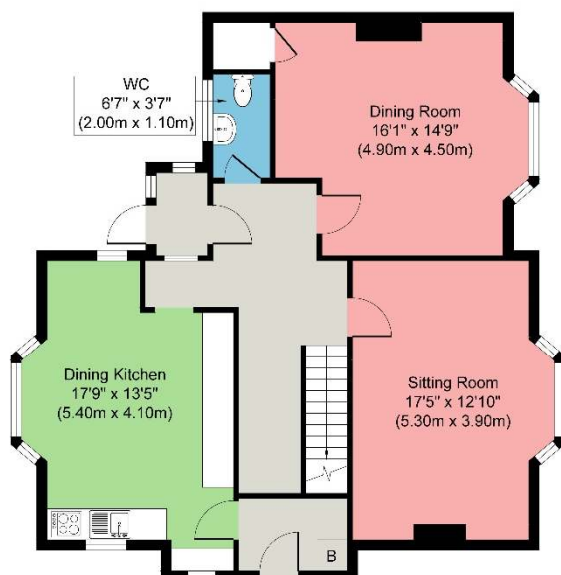
Electric roller shutter door to the front. Casement window to the side and personnel door to the rear. Electric light and power.



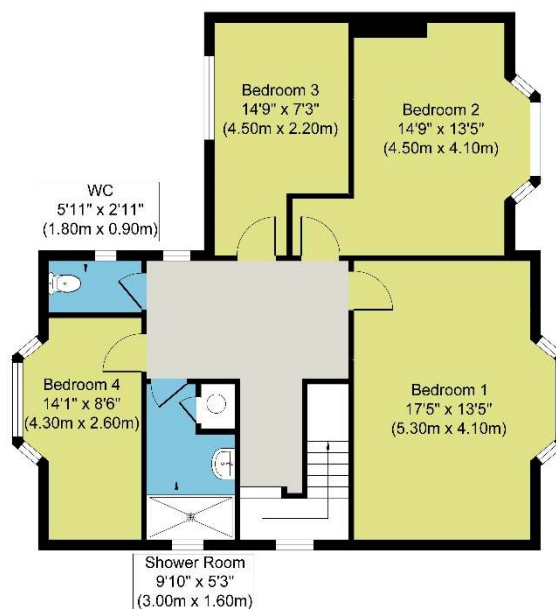
GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage.
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 7NQ.
EPC: Current: D55. Potential: C77.
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.



Ground Floor
 Approximate Floor Area
 892 sq. ft
 (82.86 sq. m)



First Floor
 Approximate Floor Area
 850 sq. ft
 (78.95 sq. m)

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