

6 MIDDLECAVE DRIVE MALTON



A well maintained & nicely extended semi-detached house located in a sought-after residential area, offering deceptively spacious accommodation together with pretty gardens, single garage & off-street parking.

Entrance hall, guest cloakroom, sitting room, dining room, conservatory,
breakfast kitchen with pantry, side lobby/ utility,
first floor landing, master bedroom, en-suite shower room,
two further double bedrooms & house bathroom.
Attractive, south & west facing rear garden, gravelled driveway & single garage.
No onward chain.

GUIDE PRICE £475,000

This spacious semi-detached house was built by local builder, Wilf Oldfield in the mid-1950s and is located within a quiet and much sought-after area of Malton. The original house has been extended on several occasions within more recent history, and as such it now offers well-planned and well-maintained accommodation with three reception rooms, three double bedrooms (one with en-suite), all within a delightful plot with south and west-facing rear garden.

The accommodation is arranged over two floors and amounts to approximately 1,385sq.ft, and briefly comprises entrance hall, guest cloakroom, 21ft sitting room, dining room, conservatory, breakfast kitchen, side lobby/utility, first floor landing, master bedroom with en-suite shower room, two further double bedrooms and a house bathroom. There is gas central heating throughout, and windows and doors are uPvc double-glazed.

The house occupies a delightful plot which still offers space to further extend at the side, subject to securing any necessary consents. To the front there is gravelled parking for up to three cars and a lawned garden with shrub border, enclosed from the street by a privet hedge. Alongside the house is a detached single garage and garden shed; most of the garden lies to the rear and enjoys a sunny, south and west-facing aspect. It has been immaculately well maintained, featuring lawn, well-stocked shrub borders and several flagged patio areas, one with pergola.

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. Fitted cloaks cupboard. Thermostat. Casement window to the front. Radiator.

GUEST CLOAKROOM

2.2m x 0.9m (7'3" x 2'11")

White low flush WC and wash basin. Casement window to the front. Radiator.

SITTING ROOM

6.6m (into bay) x 3.6m (21'8" x 11'10")

Mains gas fire with oak surround and marble hearth. Coving. Two wall lights. Television point. Bay window to the front. Radiator.



DINING ROOM

3.9m x 2.6m (12'10" x 8'6")

Coving. Tiled floor. Wall light. French doors opening onto the Conservatory. Radiator.



CONSERVATORY

3.3m x 3.1m (10'6" x 10'2")

Oak flooring. Wall light. Television point. French doors opening onto the rear garden.



BREAKFAST KITCHEN

5.6m x 3.3m (max) (18'4" x 10'10")

Range of kitchen cabinets incorporating a stainless steel single drainer sink unit, electric double oven, five ring gas hob with extractor hood above, and dishwasher. Tiled floor. Telephone point. Understairs pantry cupboard with fitted shelving and consumer unit. Casement window to the rear. Door to the side. Radiator.



SIDE LOBBY / UTILITY

4.9m x 0.9m (16'1" x 2'11")

Worcester gas fired combi boiler. Automatic washing machine point. Space for tumble dryer. Quarry tile floor. Casement window and door to the side. Radiator.

FIRST FLOOR

LANDING

Loft hatch with pull-down ladder. Casement window to the side.

BEDROOM ONE

3.6m x 3.3m (including fitted wardrobes) (11'10" x 10'10")

Twin fitted wardrobes. Coving. Television point. Casement window to the front. Radiator.



EN-SUITE SHOWER ROOM

2.0m x 1.9m (max) (6'7" x 6'3")

White suite comprising corner shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Casement window to the front. Heated towel rail.



BEDROOM TWO

3.6m x 2.8m (11'10" x 9'2")

Coving. Casement window to the rear. Radiator.



BEDROOM THREE

3.1m x 2.6m (10'2" x 8'6")

Coving. Casement window to the rear. Radiator.



HOUSE BATHROOM

2.7m x 2.3m (8'10" x 7'7")

White suite comprising jacuzzi bath, walk-in shower cubicle, wash basin and low flush WC. Coving. Fully tiled walls. Casement window to the side. Radiator.



OUTSIDE

The property benefits from gravelled parking for up to three cars, and gives access to a detached single garage, with electric roller shutter door. Directly in front of the house is a neatly maintained lawned garden, enclosed by a clipped privet hedge. The majority of the garden is located to the rear, enjoying a south-westerly aspect, with well-manicured lawn, shrub borders and several patios, one of which is overhung by a pergola. Alongside the garage is a timber garden shed, measuring 2.4m x 1.8m, and has electric laid on.



SINGLE GARAGE

5.1m x 2.6m (16'9" x 8'6")

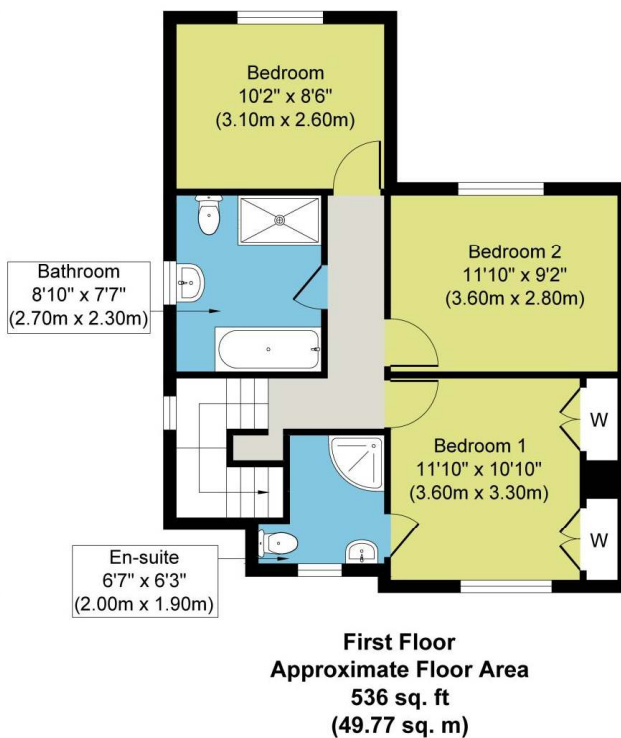
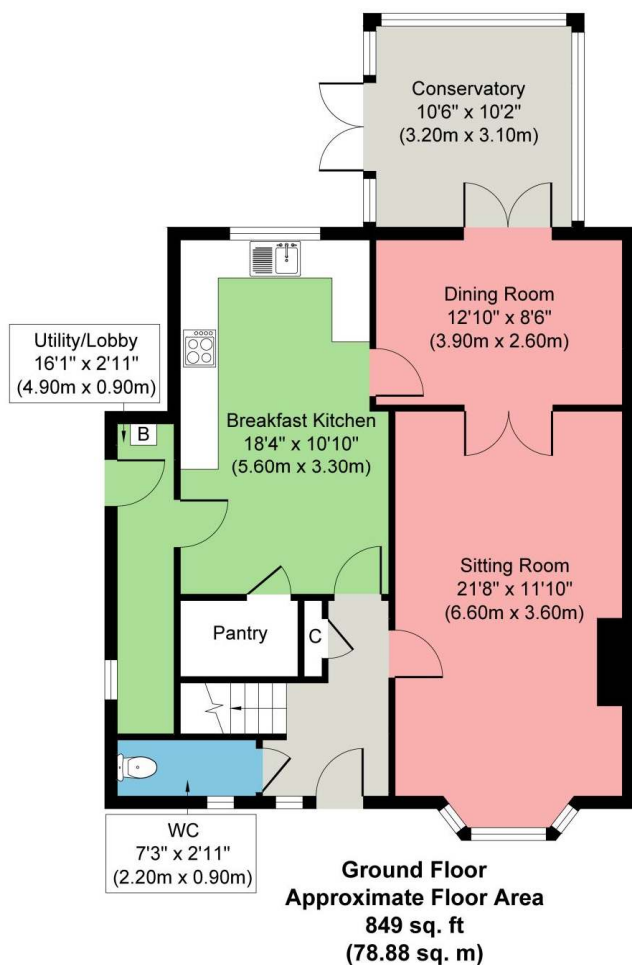
Electric roller shutter door. Personnel door to the side.
Casement window to the rear. Electric light and power.



GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage.
Gas central heating. Fibre broadband.
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: D67. 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.



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