

85 HEADLAND RISE MALTON



A much improved, three-bedroom semi-detached house with attractive gardens & driveway parking, forming part of a popular development within easy reach of town centre amenities.

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

Gas central heating, uPvc double-glazing & balance of 10-year NHBC warranty.

Driveway parking & attractively landscaped gardens.

Viewing is strongly recommended.

GUIDE PRICE £289,950

Built a little over 3 ½ years ago by Linden Homes, as part of their 'Copperfields' development, 85 Headland Rise consists of a double fronted, three-bedroom semi-detached house, occupying a good position on the edge of the estate, with an especially attractive garden.

The house is constructed of red brick under a tiled roof and has been greatly improved since purchase, to include attractive landscaping of the gardens. There is gas central heating throughout, uPvc double-glazing, and the house carries the balance of its 10-year NHBC warranty.

The accommodation is arranged over two floors and amounts to almost 970sq.ft. In brief it comprises entrance hall, guest cloakroom, sitting room, dining kitchen with a good range of integrated appliances and an adjoining utility room. To the first floor is a master bedroom with en-suite shower room, two further bedrooms and a house bathroom.

The house enjoys a pleasant position on the outer edge of the Copperfields development, and the two largest bedrooms enjoy views of the North York Moors. A tarmac driveway provides space to park up to three cars and the rear garden is now well-established and includes a timber garden shed.

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 the town, including a variety of eateries, independent and high street retailers, good schools and leisure facilities, all of which are within a short walk of the property.



ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Tiled floor. Thermostat.

GUEST CLOAKROOM

1.7m x 1.1m (5'7" x 3'7")

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

SITTING ROOM

5.6m x 3.1m (18'4" x 10'2")

Double aspect room with a casement window to the front and two further windows to the side. Radiator.



DINING KITCHEN

5.6m x 2.6m (18'4" x 8'6")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Four ring gas hob with extractor hood above. Electric, fan-assisted oven. Integrated fridge freezer and dishwasher. Cupboard housing the gas fired combi boiler. Tiled floor. Casement windows to the front and side, and a set of French doors opening onto the garden. Radiator.



UTILITY ROOM

2.3m x 2.1m (max) (7'7" x 6'11")

Range of kitchen units incorporating a washer dryer. Tiled floor. Understairs cupboard. Radiator.

BEDROOM ONE

3.3m x 3.2m (min) (10'10" x 10'6")

Casement window to the front. Radiator.



FIRST FLOOR

LANDING

Loft hatch. Radiator.

EN-SUITE SHOWER ROOM

1.8m x 1.6m (5'11" x 5'3")

White suite comprising double shower cubicle, wash basin and low flush WC. Extractor fan. Tiled floor. Casement window to the front. Radiator.



BEDROOM TWO

3.1m x 2.7m (10'2" x 8'10")

Casement window to the front. Radiator.



BEDROOM THREE

2.8m x 2.7m (9'2" x 8'10")

Casement window to the side. Radiator.



HOUSE BATHROOM

2.1m x 2.1m (6'11" x 6'11")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Tiled floor. Casement window to the side. Radiator.



OUTSIDE

To the front and side of the house there are lawned gardens, and several shrubs including a large ceocanthus, and a red robin hedge has been planted to the front and side. A tarmac driveway offers space to park up to three cars. The back garden is securely enclosed and has been attractively landscaped, featuring lawn, a range of flowering shrubs and a flagged patio area. A timber garden shed is positioned in one corner, and is included in the sale.



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 7PR.

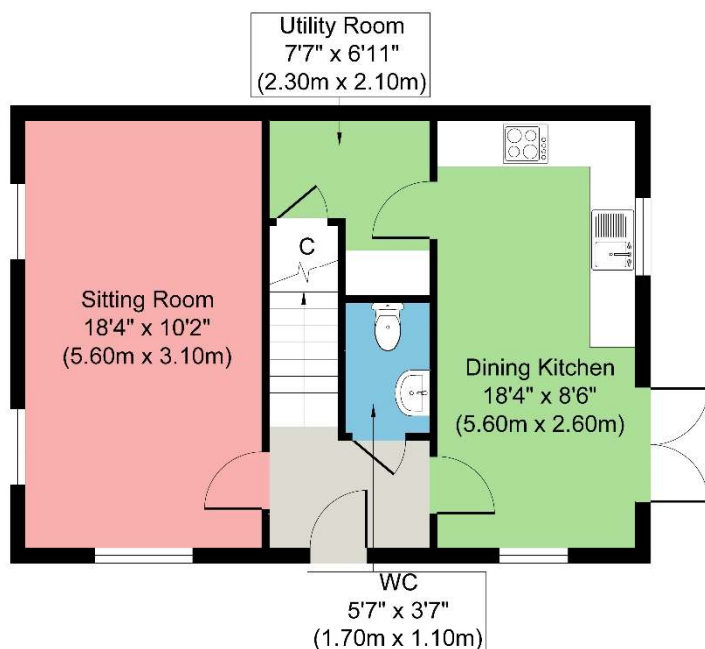
EPC Rating: Current: B84. Potential: A95.

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

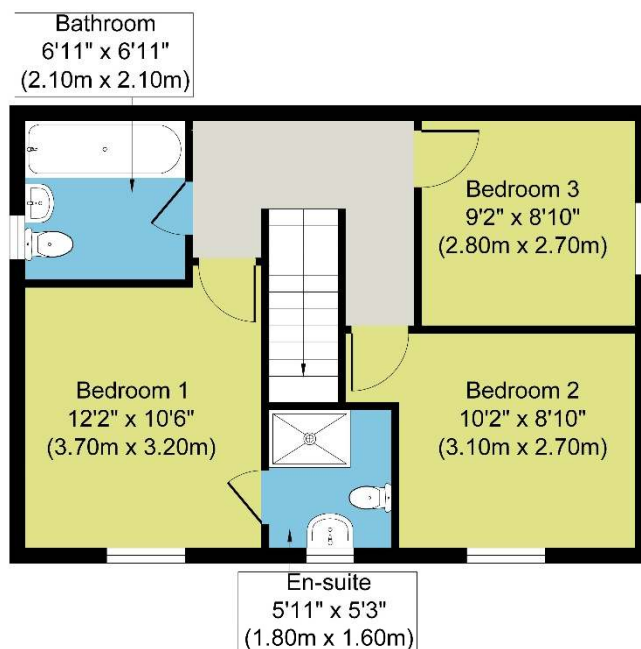


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Ground Floor
Approximate Floor Area
482 sq. ft
(44.80 sq. m)



First Floor
Approximate Floor Area
482 sq. ft
(44.80 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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