

47 OLD MALTONGATE MALTON



A mature, three-bedroom detached house with extensive parking & double garage within a short walk of town centre amenities.

Entrance hall, sitting room, conservatory, dining room, kitchen, rear lobby, guest cloakroom, first floor landing, three double bedrooms, bathroom & shower room.

Gas central heating & uPvc double-glazing.

Good-sized plot with ample parking, detached double garage & easily maintained gardens.

Scope for some gentle updating.

Offered for sale with no onward chain.

GUIDE PRICE £350,000

This one-off detached house fronts onto Old Maltongate and is conveniently placed for access to all local amenities. It provides well-proportioned three double bedroom accommodation of more than 1,400sq.ft together with ample driveway parking and a double garage.

Along with uPvc double-glazing, there is gas central heating throughout, although the house might now benefit from some gentle cosmetic updating. The accommodation is arranged over two floors and briefly comprises entrance hall, sitting room, conservatory, dining room, kitchen, rear lobby and guest cloakroom. Upstairs there are three double bedrooms, a bathroom and separate shower room, leading off a central landing.

A tarmac driveway runs alongside the house, leading to a detached double garage, and there is additional parking to the front. The back garden is securely enclosed and hard landscaped for ease of maintenance, along with well-stocked shrub borders.

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 Malton, including a variety of eateries, independent and high street retailers, good schools and leisure facilities.

ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Radiator.



SITTING ROOM

6.78m x 3.48m (22'3" x 11'5")

Feature fireplace with electric fire. Television point. Casement window to the front and sliding patio doors opening onto the Conservatory. Two radiators.



CONSERVATORY

3.60m x 3.34m (11'10" x 10'11")

Windows to three sides. Tiled floor. French door to the rear garden. Radiator.



DINING ROOM

3.44m x 2.96m (11'3" x 9'9")

Casement window to the front. Understairs cupboard housing the gas fired central heating boiler. Radiator.



KITCHEN

5.00m x 2.63m (16'5" x 8'8")

Range of kitchen cabinets incorporating a 1.5 bowl sink and drainer with chrome mixer tap, integral appliances include double oven, four ring ceramic hob, fridge-freezer and dishwasher. Automatic washing machine point. Casement window to the rear. Door to:



REAR LOBBY

Door to the rear garden. Casement window to the side. Radiator.

GUEST CLOAKROOM

Low flush WC and wash basin. Casement window to the rear. Heated towel rail.

FIRST FLOOR

LANDING

Casement window to the side. Airing cupboard housing the hot water cylinder. Loft hatch with pull down ladder.

BEDROOM ONE

4.95m x 3.05m (16'3" x 10')

Two casement windows to the front. Range of fitted wardrobes. Two radiators.



BEDROOM TWO

4.09m x 3.48m (13'5" x 11'5")

Casement window to the front. Fitted storage cupboard. Radiator.



BEDROOM THREE

3.51m x 2.59m (11'6" x 8'6")

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



SHOWER ROOM

1.83m x 1.73m (6' x 5'8")

White suite comprising corner shower cubicle, wash basin and low flush WC. Casement window to the rear.



BATHROOM

3.08m x 1.70m (10'1" x 5'7")

White suite comprising corner bath with shower over, wash basin and low flush WC. Casement window to the rear. Heated towel rail.



OUTSIDE

The house is set back from Old Maltongate behind a picket fence, with tarmac driveway and parking area to the front and side, also leading to a detached double garage. The rear garden is securely enclosed and has been landscaped for ease of maintenance in mind, with paving and well-stocked shrub borders.

DETACHED DOUBLE GARAGE

With up and over door to the front. Personnel door and casement window to the side. Electric light and power.



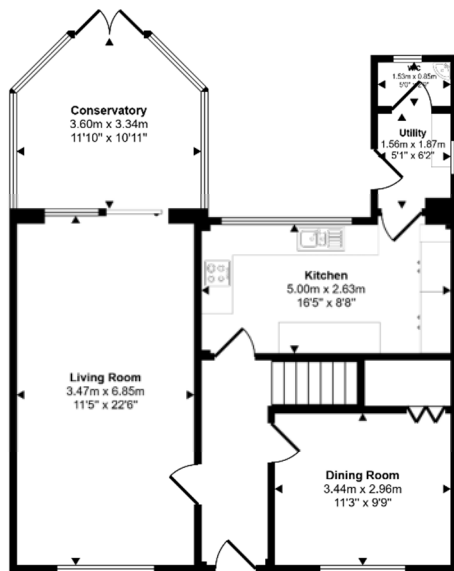
GENERAL INFORMATION

Services:	Mains water, electricity, gas and drainage. Gas central heating.
Council Tax:	Band: E (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
EPC Rating:	Current: D57. Potential: C77.
Viewing:	Strictly by appointment through the Agent's office in Malton.

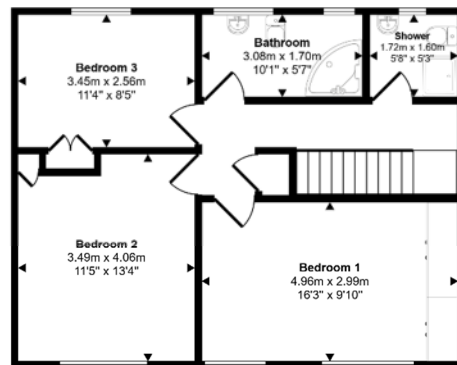


All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer 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.

Approx Gross Internal Area
132 sq m / 1429 sq ft



Ground Floor
Approx 74 sq m / 800 sq ft



First Floor
Approx 58 sq m / 619 sq ft

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.

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