



**The Gardens Malton Road, York YO32 9TN**

**welcome to**

**The Gardens Malton Road, York**

Welcome to The Gardens,,,,,, This exceptional and adaptable family home offering FIVE bedrooms plus ANNEXE and SWIMMING POOL, is nestled on a substantial plot in a semi-rural setting on Malton Road, just three miles from York city centre.



## Ground Floor

### Swimming Pool

### Snug

9' 11" x 7' 10" ( 3.02m x 2.39m )

### Lounge

22' x 15' ( 6.71m x 4.57m )

### Dining Room

22' x 16' 1" ( 6.71m x 4.90m )

### Kitchen

34' 10" x 19' 8" ( 10.62m x 5.99m )

### Utility Room

10' 1" x 9' 10" ( 3.07m x 3.00m )

### Bedroom

22' x 10' 1" ( 6.71m x 3.07m )

### Annexe

26' 1" x 22' 10" ( 7.95m x 6.96m )

## 1st Floor

### Bedroom

17' x 10' 1" ( 5.18m x 3.07m )

### Bedroom

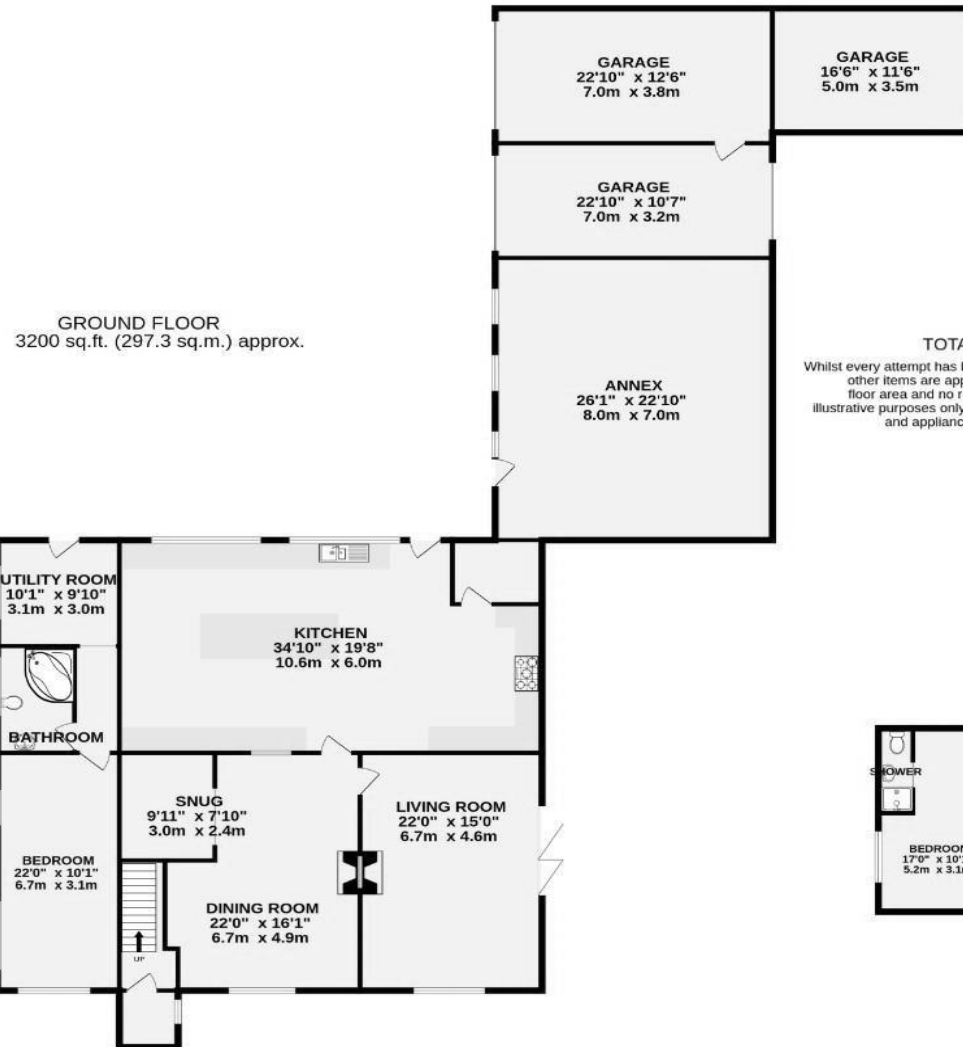
10' x 9' 3" ( 3.05m x 2.82m )

### Bathroom

9' 9" x 6' 1" ( 2.97m x 1.85m )

### Bedroom

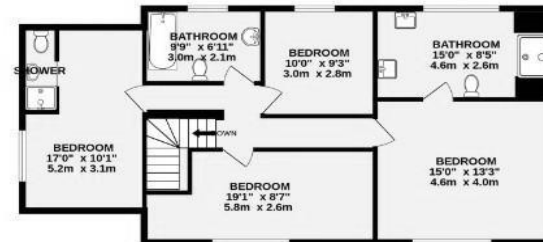
19' 1" x 8' 7" ( 5.82m x 2.62m )



TOTAL FLOOR AREA : 4089 sq.ft. (379.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.

1ST FLOOR  
889 sq.ft. (82.6 sq.m.) approx.



welcome to

## The Gardens Malton Road, York

- DETACHED 5 BEDROOM PROPERTY
- INDOOR SWIMMING POOL
- 1 BEDROOM ANNEX
- THREE RECEPTION ROOMS
- SUBSTANTIAL GARDENS AND PARKING

Tenure: Freehold EPC Rating: D

**£800,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HAX105453](http://williamhbrown.co.uk/Property/HAX105453)



Property Ref:  
HAX105453 - 0003

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william h brown



**01904 769991**



Haxby@williamhbrown.co.uk



28 The Village, HAXBY, YORK, North Yorkshire,  
YO32 3HT



**williamhbrown.co.uk**