



## Malton Road, York £275,000

In need of modernisation - this spacious three bedroom semi detached home has a substantial rear yard and is offered with the benefit of no forward chain.





## Accommodation

The property is accessed up a garden path and through a UPVC front door into an entrance hallway, with stairs to the first floor accommodation.

To the right is the spacious lounge diner which is dual aspect, with a fitted electric fireplace.

At the rear elevation is a large kitchen and utility room – fitted with a range of cream wall and base units with space for an array of freestanding appliances – finished with a stainless steel sink with mixer tap over.

Heading up to the first floor accommodation there are three spacious bedrooms, two of them being double rooms.

The internal accommodation is completed by the house bathroom which can be accessed from the entrance hallway – fitted with a shower cubicle, low flush W/C and a ceramic sink with tiled splashback.

Located on Malton Road – there is a variety of amenities close by, with Monks Cross Shopping Park being a short drive away and great public transport into York City Centre and further afield



## Services

Mains services of electricity and water are understood to be available to the site. Prospective purchasers are advised to satisfy themselves that the appropriate connections can be made:

### A. LOCAL AUTHORITY

City Of York Council  
West Offices  
Station Rise  
York YO1 6GA  
Tel. 01904 551550

### B. FOUL DRAINAGE AND WATER

Yorkshire Water Services  
PO Box 52  
Bradford, BD3 7YD  
Tel: 0345 1208 482

### C. HIGHWAYS

North Yorkshire County Council  
County Hall  
Northallerton, DL7 8AD  
Tel: 01609 780780



## Tenure

We assume the tenure to be freehold for the purposes of this report and unaffected by any rights of way, wayleaves, covenants, or other legal restrictions.

Please note that we have not had sight of any title deeds or other legal documents and our valuation assumes that the above information is correct and accurate.

## Viewings

Strictly through prior arrangement with the selling agent.

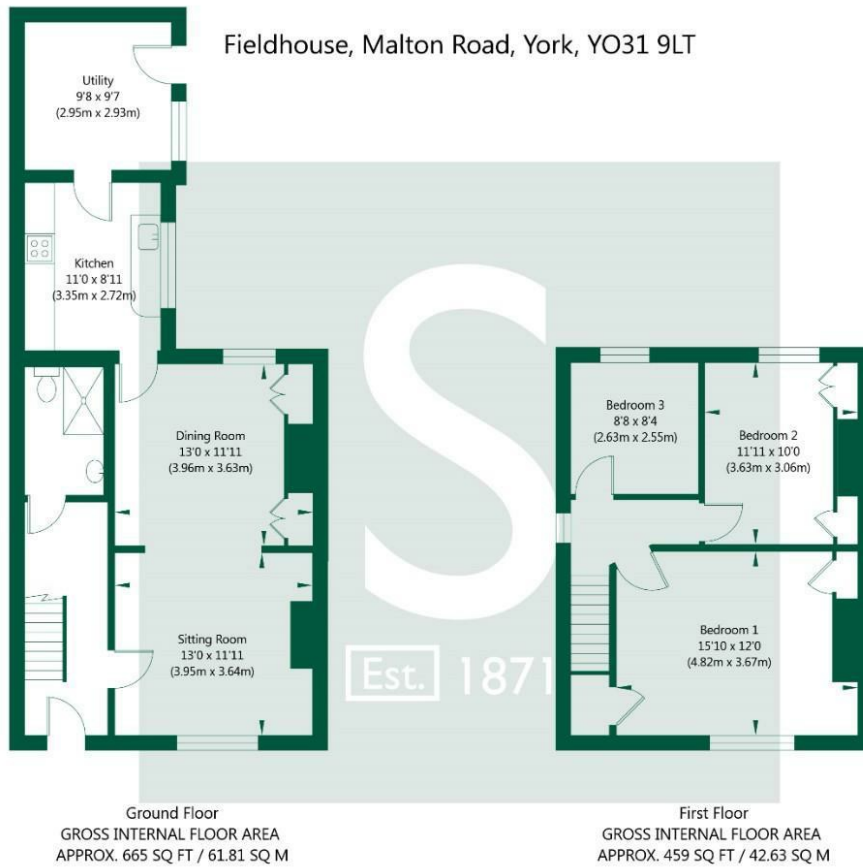
## Mode of sale

Offers are invited for the freehold interest in the site subject to contract only.

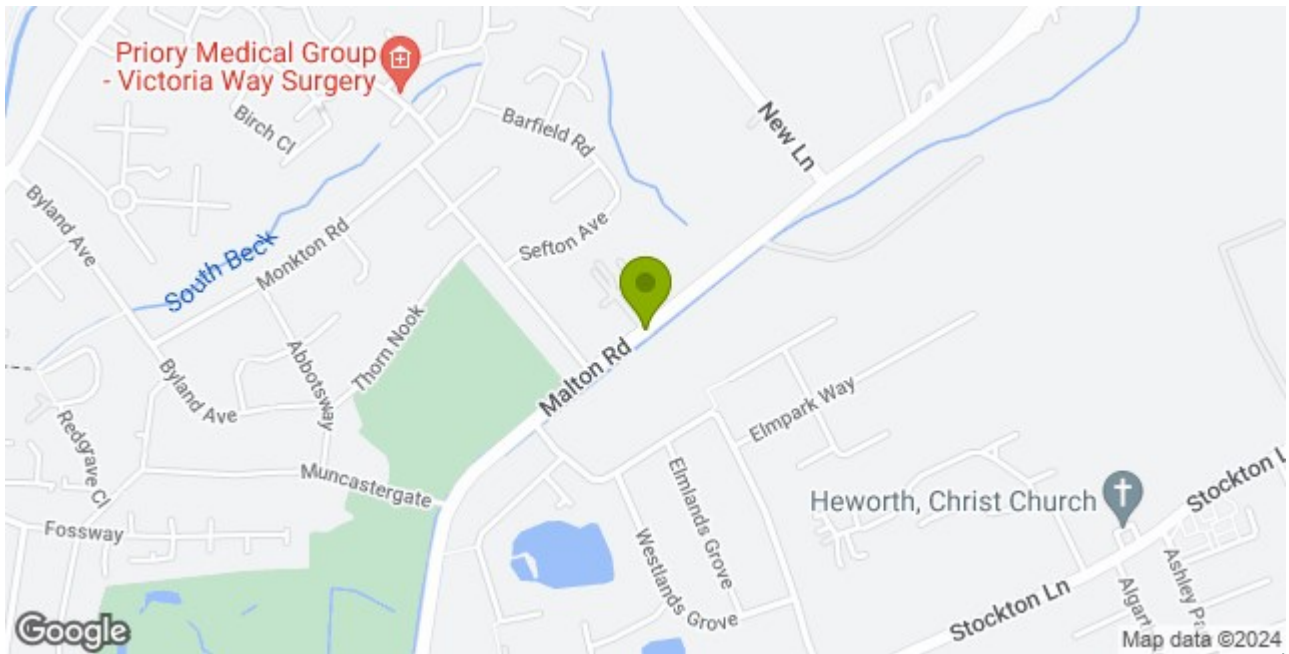
## Agents Note

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1124 SQ FT / 104.44 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Stephensons**

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York Auction Centre	01904 489731
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**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

- N Lawrence

