



Malton Road, York £325,000

This skilfully extended two bedroom semi-detached property has been comprehensively upgraded in recent years, with the benefit of having two en-suite bedrooms this home is sure to appeal to a range of buyers.



Accommodation

The property is accessed through a glazed UPVC front door into a welcoming hallway with stairs to the first floor accommodation.

To the left is a spacious lounge with woodburning stove which has glazed double doors leading into the family room, overlooking Malton Road.

Located at the rear elevation is the kitchen diner - this has been extended by our vendors and offers a bright room fitted with spotlights and velux windows for added natural light. The kitchen is fitted with a range of wooden wall and base units with built in oven, microwave, hob, integrated dishwasher and fridge. The kitchen is finished with a resin sink with mixer tap over, looking onto the rear garden. There is also a useful utility area which can be accessed from the hallway and allows space for freestanding washing machine and tumble dryer and has a W.C



Heading up to the first floor accommodation you have two large bedrooms, both complete with ensuite bathrooms that have both a bath with separate shower cubicle fitted with waterfall shower head(s), low flush W/C and hand wash basin. These have both been updated by our vendor in recent years and offers a modern finish to the internal accommodation.

Externally, the property has a cosy garden currently fitted with astroturf and a parking space to the front of the property.

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

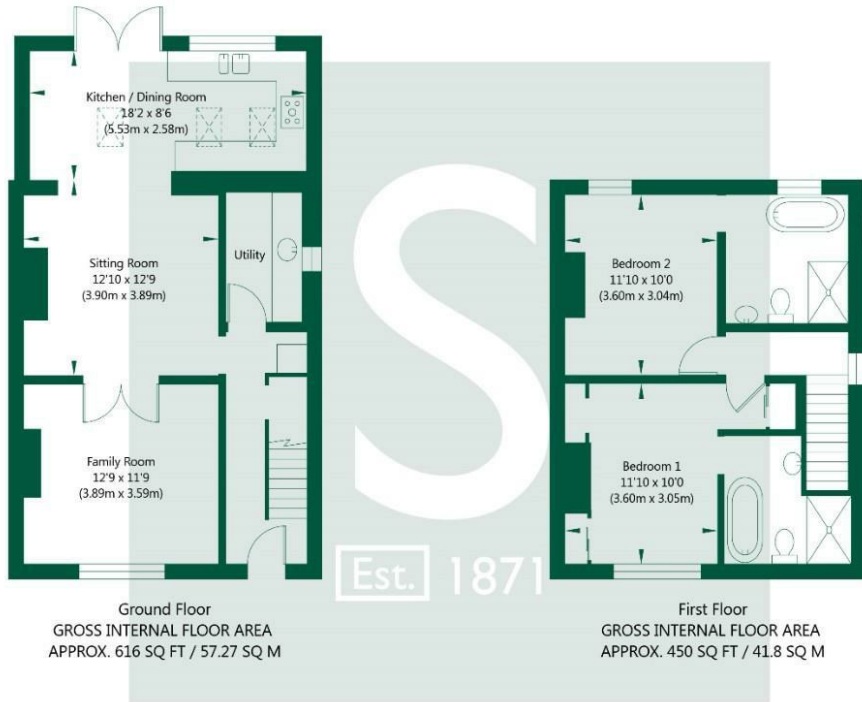
Strictly through prior arrangement with the selling agent.

Agents Note

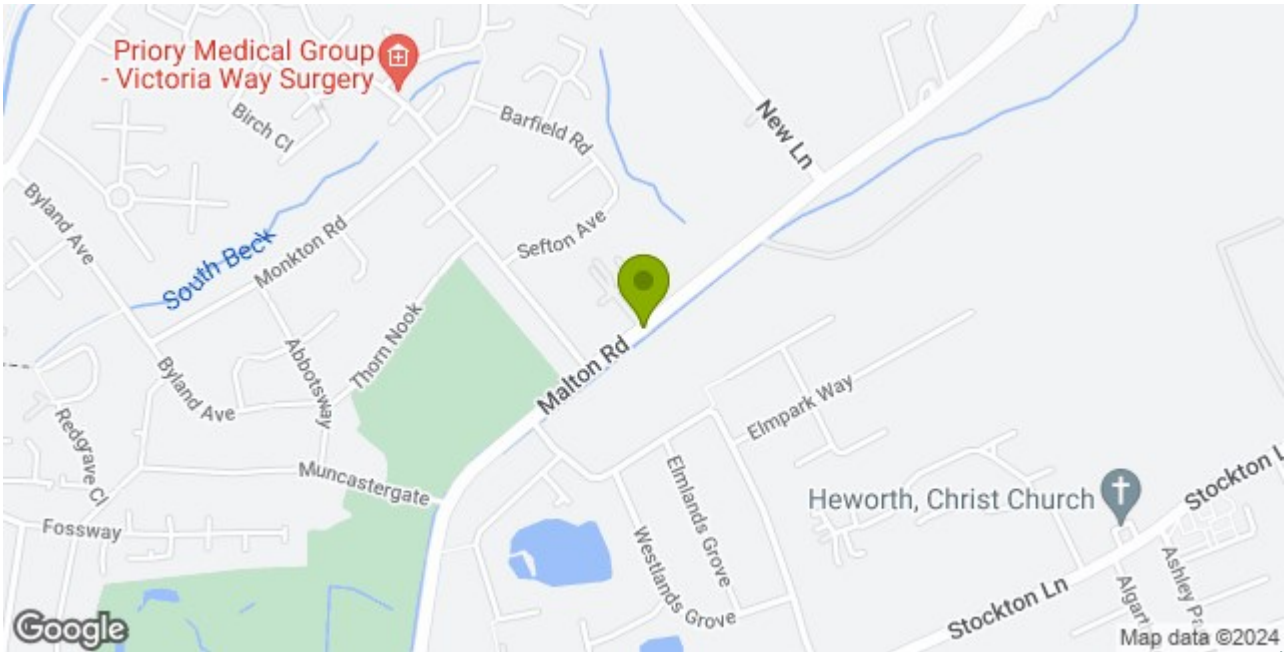
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



Holmleigh, Malton Road, York, YO31 9LT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1066 SQ FT / 99.07 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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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

