

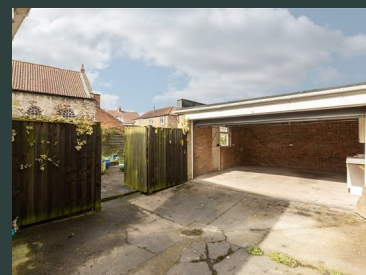


47 Old Maltongate | Malton

A generously proportioned double fronted three bedroom detached family home in an enviable position and within a short walking distance of Malton's excellent shopping and transport facilities. The property stands on a good-sized plot and requires modernisation and upgrading, and scope for extension subject to the necessary consents.

- A detached double fronted family home
- Offering scope for modernisation and improvement
- Living room, dining room, kitchen, utility room with cloakroom, conservatory
- Three bedrooms, shower room and family bathroom
- Front and rear gardens
- Ample off-street parking and double garage
- Within short walking distance of Malton's town centre
- No onward chain

Guide Price £425,000



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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

13'4" x 4'4" (4.06m x 1.32m)
uPVC door, double radiator.

SITTING ROOM

22'3" x 11'5" (6.78m x 3.48m)
Dual aspect with uPVC double glazed window to the front and uPVC double glazed sliding doors to the conservatory, electric fireplace on marble hearth with decorative surround, 2 no. double radiators.

DINING ROOM

Front aspect uPVC double glazed window, under stairs cupboard housing the Glow Worm gas fired boiler, double radiator.

KITCHEN

Rear aspect uPVC double glazed window, range of fitted base and wall mounted units, composite 1.5 bowl sink and drainer with chrome mixer tap, integral appliances include double oven, 4 ring ceramic hob, fridge-freezer and dishwasher, plumbing for washing machine. door to:

REAR HALL AND CLOAKROOM

9'7" x 5'1" (2.92m x 1.55m)

Side aspect uPVC double glazed window, uPVC door to outside, radiator, together with cloakroom with rear aspect uPVC double glazed window comprising wc and wash hand basin, chrome heated towel rail.

CONSERVATORY

uPVC double glazed, tiled floor, double radiator, uPVC French door to outside rear.

TO THE FIRST FLOOR

LANDING

16'4" x 5'11" (4.98m x 1.80m)

Side aspect uPVC double glazed window, cupboard housing the hot water cylinder, loft hatch with loft ladder.

BEDROOM 1

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

Front aspect 2 no. uPVC double glazed windows, built-in wardrobes, 2 no. radiators.

BEDROOM 2 (SE)

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

Front aspect uPVC double glazed window, built-in cupboard, radiator.



BEDROOM 3 (SW)

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

Rear aspect uPVC double glazed window, built-in wardrobe, single radiator.

SHOWER ROOM

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

Rear aspect uPVC double glazed window, three piece suite comprising corner shower cubicle, wc and wash hand basin, part tiled walls.

BATHROOM

Rear aspect 2 no. opaque uPVC double glazed windows, three piece suite comprising corner bath with shower over, combination vanity unit with wc and wash hand basin, chrome heated towel rail, part tiled walls.

OUTSIDE

The property has roadside frontage with herbaceous borders and ample off-street parking to the front which is a key attribute to this property. The driveway to the side, with double gates, leads to the detached garage and rear low maintenance garden with herbaceous borders.

DETACHED DOUBLE GARAGE

With up and over door to the front, personnel door to the side, electric power and light.

SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession upon completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

WHAT3WORDS

///switch.engulfing.zips

COUNCIL TAX BAND

We are verbally informed the property lies in Band E. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

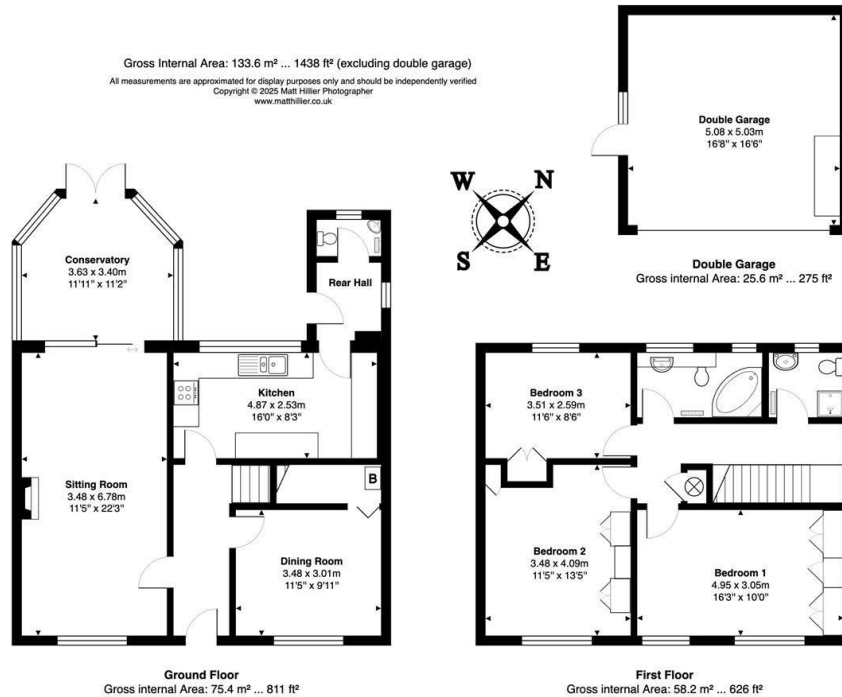
ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Malton Office.



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47 Old Maltongate, Malton, YO17 7EH



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COUNCIL TAX BAND

E

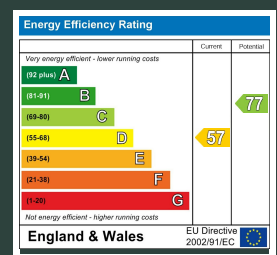
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D

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