

Mark Stephenson's

ESTATE & LETTING AGENTS



59 Harebell Road, Malton, YO17 7FW

Offers In Excess Of £265,000

- Offered for sale with no chain
- Three bedrooms
- Superb dining size kitchen
- Generous size rear garden plot
- En suite shower room
- uPVC double glazing
- Potential to the side to extend
- Downstairs WC
- Sought after development

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59 Harebell Road, Malton YO17 7FW

Offered with no onward chain, 59 Harebell Road is an immaculately presented 3 bedroom semi detached house built in 2020 standing on a favourable corner plot within the much sought after Broughton Manor Estate. The property is well suited to a range of potential buyers, from investors looking to have a ready-made rental property to someone looking to create their ideal family home from a blank canvas wanting to live on a quiet cul-de-sac. The property briefly comprises three bedrooms with the master having an en-suite shower room, family bathroom, generous sitting room, downstairs toilet, beautifully presented kitchen/diner with French doors leading to a spacious and private rear garden with side access to the front of the house with parking for two cars.



Council Tax Band: C



General

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 with its monthly farmers market and high-profile festivals. 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.

Services

All mains services are connected.

Entrance Hall

Radiator, Cupboard.

Lounge

13'10" x 12'2"

Front facing window, Radiator, Thermostat.

Inner lobby area

Located between the lounge and dining kitchen with large under stairs storage cupboard. Further door into the WC.

WC.

Two piece suite and radiator.

Kitchen/Diner

14'1" x 13'0"

Excellent range of base and wall level units together with built in oven and hob. Ample dining space with French doors leading out to the generous size rear gardens. Rear facing window and radiator.

Bedroom 1

11'1" x 12'1"

Front facing window. Radiator. Door into En-suite Shower room.

En suite shower room

With shower cubicle, wash basin and WC. Front facing window, radiator.

Bedroom 2

10'9" x 8'7"

Rear facing window. Radiator.

Bedroom 3

11'6" x 6'7"

Rear facing window. Radiator.

Family Bathroom

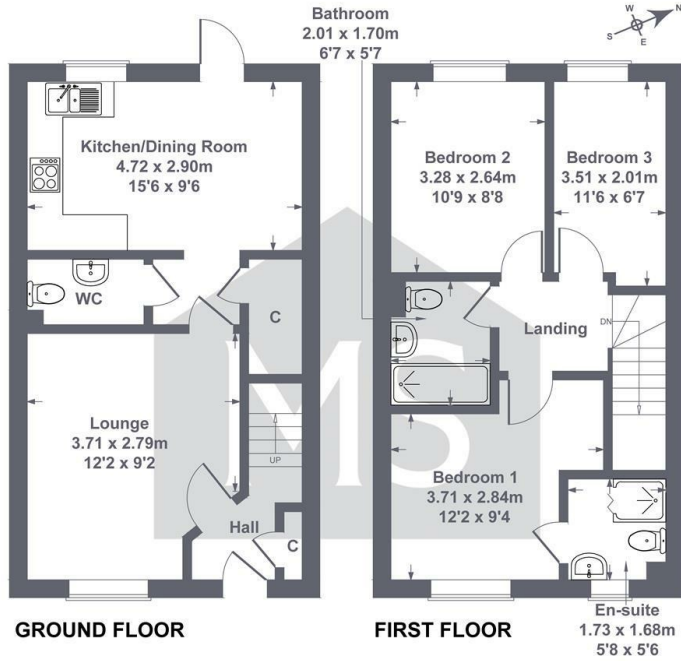
7'1" x 5'6"

White three piece suite, over bath shower, radiator.

Outside

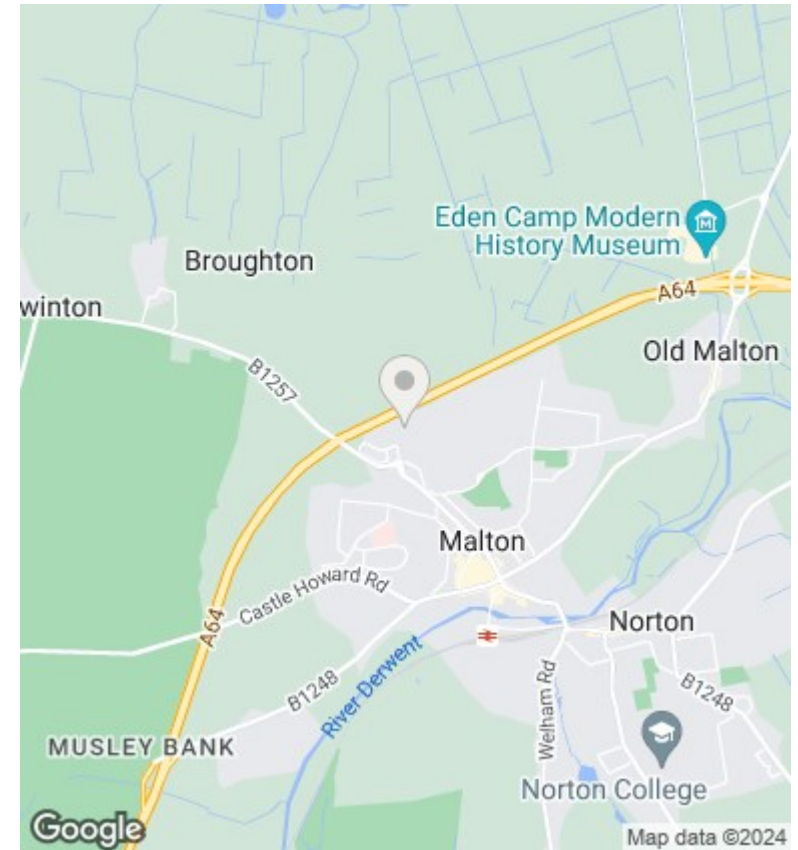
One of the main selling features is the good size/larger than average rear garden plot all of which is now well established laid mainly to lawn. Flagged Patio area, Garden Shed, Storage Box, Gas and Electric meters. There is also good width which could well provide potential extension/garage space subject to all usual permissions. Parking/driveway to the front aspect with open plan lawn.

Approximate Gross Internal Area 867 sq ft - 81 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	