

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 7 The Poplars, West Knapton, Malton, YO17 6RW

£229,950

- Four Double Bedrooms
- Three Reception Rooms
- Large Enclosed Rear Garden
- Open Views to the Front of the property
- Off-Street Parking
- Discounted Electric

# 7 The Poplars, Malton YO17 6RW

7, Poplars Lane in West Knapton is a four bedroom semi-detached family home, located on a private and peaceful road just outside the village of West Knapton. Offering spacious accommodation throughout, the property benefits from three reception rooms, three double bedrooms, off-road parking, and a large garden to the rear. The property sources discounted electric from the factory behind and has lovely open views over fields to the front.

This property briefly comprises; entrance hallway, large reception room, recently upgraded lounge, kitchen, dining room, utility store cupboard. To the first floor are three double bedrooms, a further bedroom and family bathroom.

This property is not located in the village itself but just off the A64 on the road to Yeddingham. The nearby market town of Malton offers a variety of local shops, services and schools. The coastal towns of Scarborough, Filey and Bridlington and the medieval City of York are all within easy reach. Malton railway station provides a connecting rail service to York.



Council Tax Band: B



## Services

Mains supply of water.

Shared septic tank drainage system.

Electricity is brought into the factory and distributed to each of the properties at a discounted rate per kwh. We understand the current rate is 0.07p

## Hallway

SOTFF,

## Lounge

Front Window, Open Fire with stone surround, Opening into;

## Dining Room

French Doors to Rear Gardens.

## Kitchen

Base and Wall Units, Built-in Electric Oven, Hob and Extractor Hood, Rear Window.

## Rear Entrance

Rear Door leading to Garden, Store located OFF.

## Reception Room

(Former Garage)

Single Window, Patio Doors to the front onto decking area.

## Landing

Loft hatch.

## Bedroom 1

Front Window.

## Bedroom 2

Rear Window, built-in Airing Cupboard.

## Bedroom 3

Front and Side Window.

## Bedroom 4

Front Window, Over-stair Cupboard.

## Family Bathroom

3-Piece White Suite with separate shower unit, Tiled Walls, Rear Window.

## Front Aspect

Well enclosed lawn, Hardstanding tarmac driveway, Off-Road Parking.

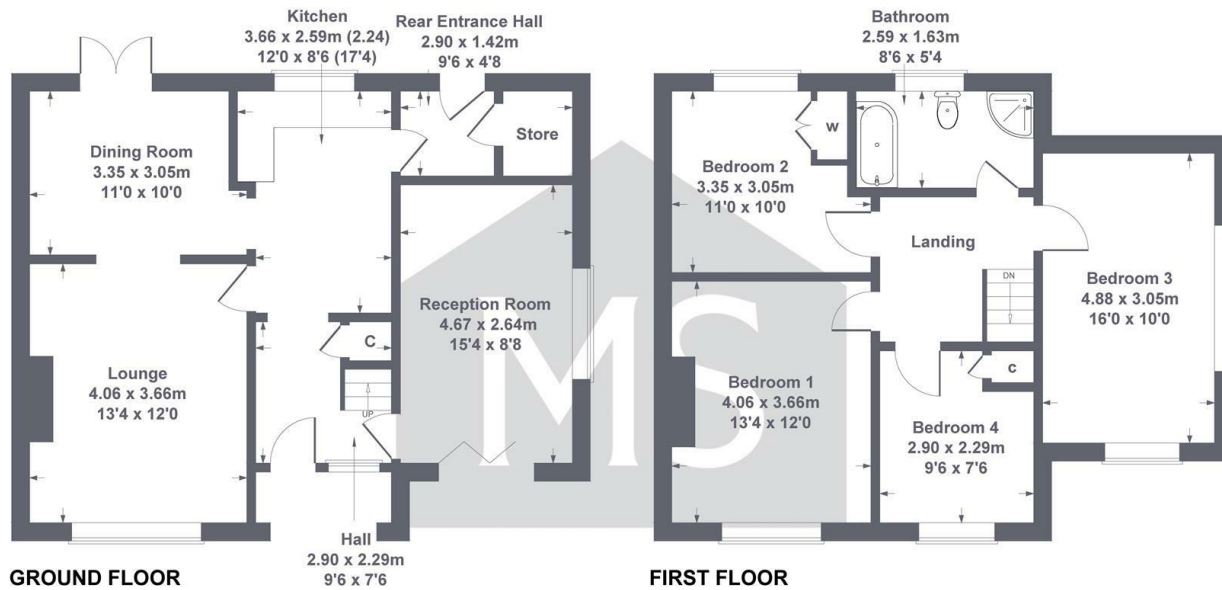
## Rear Garden

Generous size rear garden plot, Wood shed at bottom end.





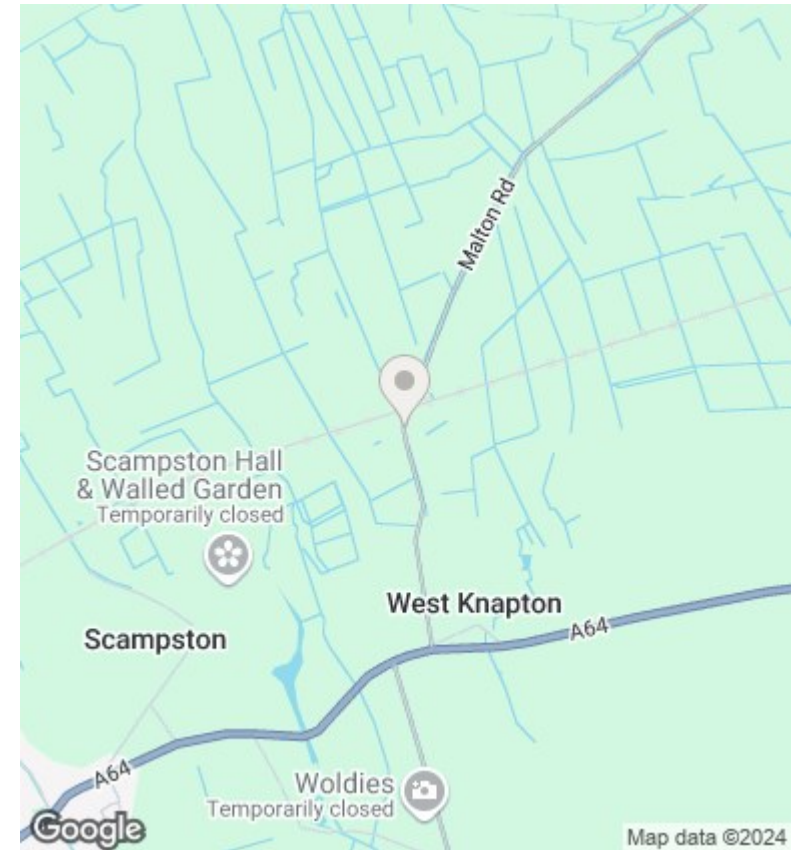
Approximate Gross Internal Area 1292 sq ft - 120 sq m



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

B

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