

# Mark Stephenson's

ESTATE & LETTING AGENTS



34 Peasey Hills Road, Malton, Yorkshire, YO17 7JU

£169,950

- For modernisation
- Chain free sale
- Established residential area
- End terraced two bed house
- Garden 0.091 acres approx
- Easy reach of Malton centre
- Extra large garden plot
- Ideal first time home



# 34 Peasey Hills Road, Malton YO17 7JU

Traditional end terrace cottage in need of general updating offered for sale with no onward chain. Lobby, front lounge, dining kitchen, WC, two bedrooms and bathroom. Much larger than average size mature garden plot with outline planning to build a single detached dwelling.



Council Tax Band:



## General info

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

Mains water, electricity, drainage and gas are all connected. Gas central heating is installed from a wall mounted boiler in the kitchen although this has not been tested.

## Lobby

## Front lounge

## Dining kitchen

## Rear lobby

## WC

## Landing

## Bedroom 1

## Bedroom 2

## Bathroom

## Outside

Small garden area at the front. A shared path runs along the gable/side of the house and across the immediate rear giving access into the attached cottage to the right.

The garden is a good deal larger than usual, down to grass and extremely well established. Outline planning was granted 1st Feb 2023 for the erection of a detached dwelling. The layout of how the house and garden sits is clearly showing on our floor plan.

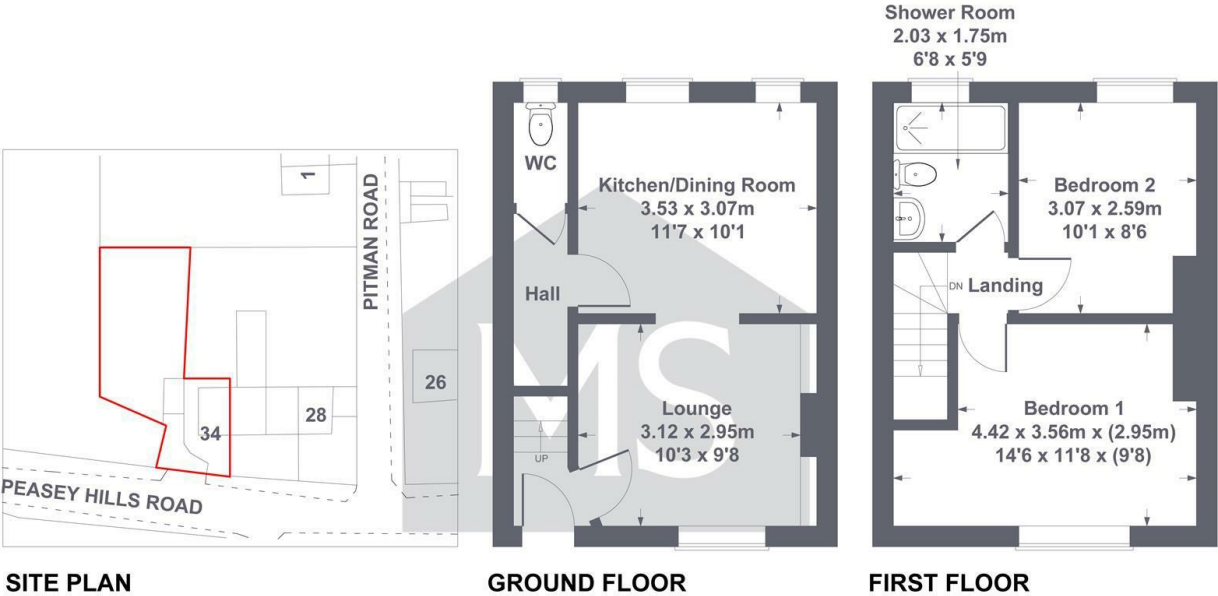








Approximate Gross Internal Area 587 sq ft - 55 sq m



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

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