

# Mark Stephenson's

ESTATE & LETTING AGENTS



## Beechgrove House 3 Hospital Road, Malton, YO17 7NF

£575,000

- Highly sought after residential location
- In need of updating generally
- Large kitchen, utility, cloaks wc
- Impressive, well extended family home
- Three reception rooms, five bedrooms
- Easy walk to the market town centre
- Extremely well established grounds
- Double size garage, good parking
- No onward chain

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# Beechgrove House 3 Hospital Road, Malton YO17 7NF

Imposing detached family home located in this highly desirable residential area within easy walking distance of the market town centre. Hallway, three reception rooms, large kitchen, utility, WC, five bedrooms, en-suite and family bathroom. A generous drive leads into a double size garage whilst the gardens at both sides are extremely well established and and well maintained. Extremely well maintained, extended and appointed over the years but now likely to require a general scheme of updating.



Council Tax Band: F



## General information

The market town of Malton is now the artisan food capital of North Yorkshire with its award-winning monthly food and farmers markets, as well as a weekly market, and annual Food Lovers' Festival backed by excellent local shops.

There are supermarkets, two breweries, restaurants, the Talbot Hotel, cookery school, tearooms, a cinema, theatre and Castle Gardens five acres of park.

There is easy access to the North York Moors and Yorkshire Wolds. Middlecave Road leads directly onto bridleways and footpaths to the nearby Howardian Hills Area of Outstanding Natural Beauty.

Malton and Norton golf club boasts 27 holes and situated about a mile outside Malton. In addition there is Malton Secondary School located on Middlecave Road.

There is a station at Malton with quick and regular trains to York, with connections to London Kings Cross on the fast East Coast mainline. The Transpennine trains from Malton originate in Scarborough and, after York, go on to Leeds, Manchester and Liverpool. York is the nearest city, about 18 miles along the A64 which leads on to the A1(M).

## Services

All mains services are connected.

Entrance Hallway

Cloaks/WC

Sitting Room

Sun room

Dining room

Dining kitchen

Utility room

First floor landing

Bedroom 1

En-suite

Bedroom 2

Bedroom 3

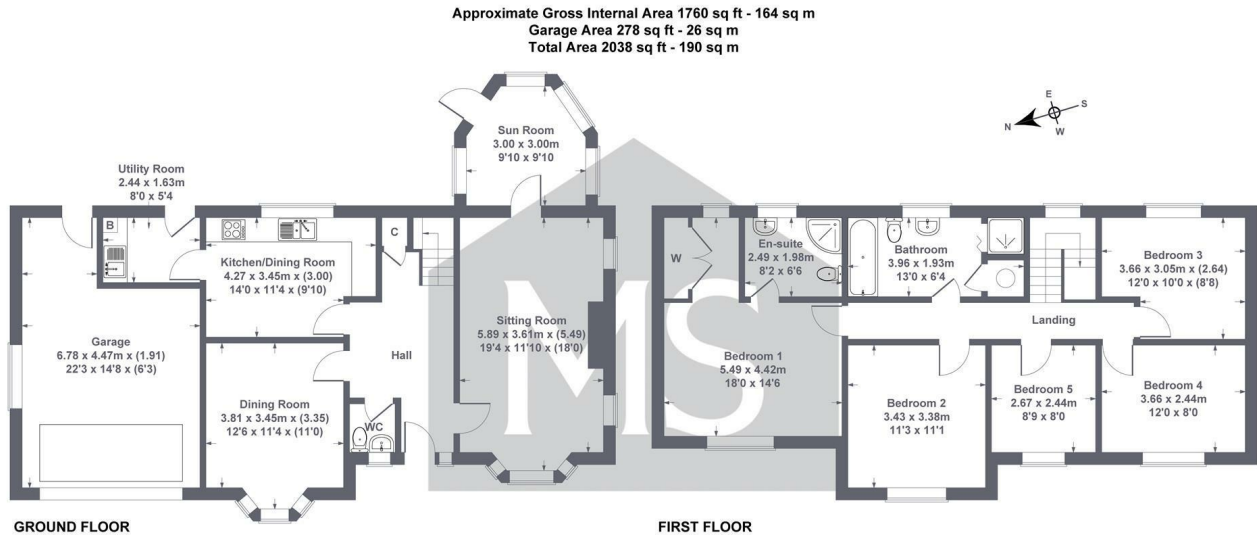
Bedroom 4

Bedroom 5

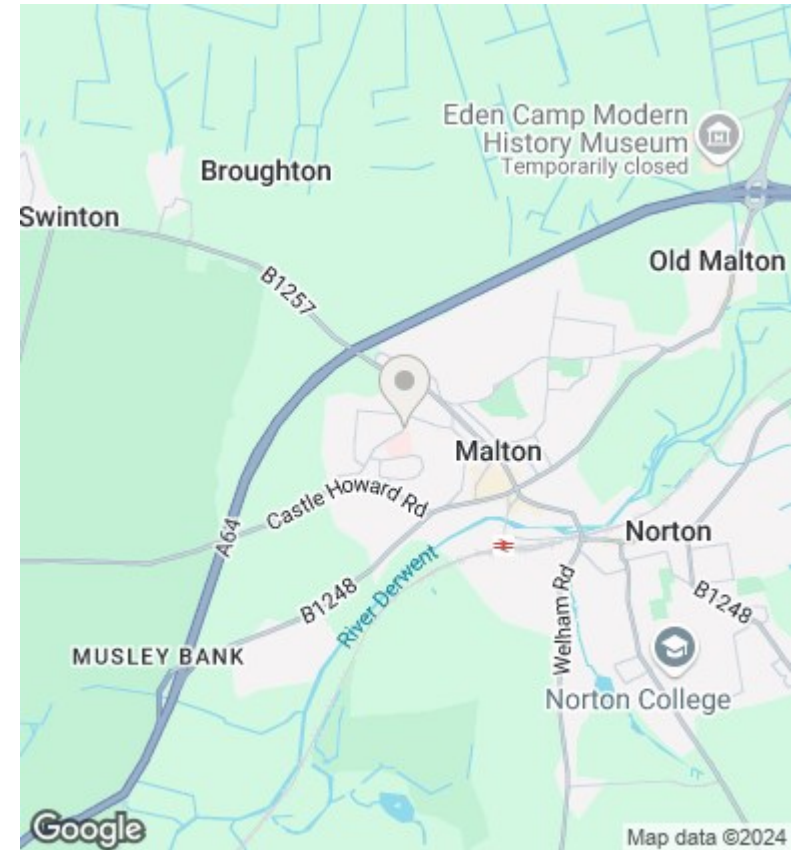
Family bathroom

Outside/gardens

Garage



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.  
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## Directions

## Viewings

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

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	