

31 CASTLE HOWARD DRIVE MALTON



An Oldfield-built, three-bedroom semi-detached house occupying a large plot with beautiful, west-facing garden & huge scope to extend (subject to securing any necessary consents) and located in a sought-after part of town.

Entrance vestibule, hall, sitting room, dining room, kitchen, utility/garden room, cloakroom, first floor landing, three bedrooms, bathroom & separate WC.

Gas central heating & uPvc double-glazing.

Private & beautifully landscaped gardens, driveway parking, attached garage/workshop, car port. Excellent potential to update and extend (subject to securing any necessary consents).

No onward chain.

GUIDE PRICE £395,000

31 Castle Howard Drive is a deceptively spacious semi-detached house, constructed in the late 1950s by a reputable local builder. A utility room extension was added to the rear some years ago, but given the size of the plot, there is plenty of scope to further extend, if required (subject to any necessary consents). Constructed of brick beneath a concrete tile roof, the property has been well maintained but might now benefit from some gentle updating.

The accommodation amounts to approximately 1,100sq.ft and comprises entrance vestibule, hall, sitting room, dining room, kitchen, utility room and guest cloakroom. On the first floor there are three bedrooms, a bathroom and separate WC. Windows are uPvc double glazed and the house benefits from gas central heating.

The house occupies a good-sized plot of approximately 0.15 acres. The gardens lie mostly to the rear, have been attractively landscaped and enjoy a pleasant, west-facing aspect. There are further gardens to the front, in addition to driveway parking, an attached single garage/workshop and car port.

Castle Howard Drive is a well-regarded residential street which is close to local schools in one of Malton's most desirable residential areas. The town centre is within easy walking distance, as are rural, countryside walks. Malton is well-placed for access to York (approximately 18 miles), Scarborough (approximately 25 miles) and Leeds (approximately 35 miles). Of particular benefit to the town is the railway station which provides regular services to York and the East Coast. Malton is a traditional market town which benefits from a good range of amenities, including shops, restaurants, pubs, tennis courts, swimming pool, gym, cinema and excellent schools.



ACCOMMODATION

ENTRANCE VESTIBULE

Tiled floor. Inner door to:

HALL

2.9m x 1.8m (9'6" x 5'11")

Staircase to the first floor. Radiator.

SITTING ROOM

4.6m x 4.1m (into bay window) (15'1" x 13'5")

Open fire with stone surround and hearth. Coving. Television point. Bay window to the front. Radiator.



DINING ROOM

3.9m x 2.5m (max) (12'10" x 8'2")

Coving. Casement window to the rear. Radiator.



KITCHEN

3.0m x 3.0m (9'10" x 9'10")

Range of kitchen units incorporating a stainless steel sink unit. Electric cooker and extractor fan. Dishwasher point. Pantry cupboard. Casement window to the rear. Radiator.



UTILITY / GARDEN ROOM

3.8m x 2.3m (12'6" x 7'7")

Cupboard housing the gas central heating boiler. Two casement windows to the rear and one to the side. Stable door to the garden.



GUEST CLOAKROOM

2.3m x 1.4m (7'7" x 4'7")

Low flush WC and wash basin. Extractor fan. Casement window to the side. Electric panel heater.

FIRST FLOOR

LANDING

Airing cupboard housing the hot water cylinder. Loft hatch with pull-down ladder to a part-boarded storage space. Casement window to the side.

BEDROOM ONE

3.7m x 3.2m (min) (12'2" x 10'6")

Coving. Range of fitted wardrobes. Casement window to the front. Radiator.



BEDROOM TWO

3.4m x 2.7m (max) (11'2" x 8'10")

Range of fitted wardrobes. Casement window to the front. Radiator.



BEDROOM THREE

3.0m x 2.5m (9'10" x 8'2")

Fitted wardrobe. Casement window to the rear. Radiator.



BATHROOM

1.9m x 1.8m (6'3" x 5'11")

White suite comprising bath and wash basin. Casement window to the rear. Radiator.



SEPARATE WC

2.0m x 0.9m (6'7" x 2'11")

Low flush WC and wash basin. Casement window to the rear. Radiator.

OUTSIDE

The house occupies a generously sized plot of approximately 0.15 acres, made up of attractive and well-established gardens, which are located mostly to the rear. They feature lawn, paved seating areas, shrub borders and raised beds. Also forming part of the package is a timber summer house, several garden sheds and a greenhouse. To the front there is a further area of garden, and a gravelled driveway offers space to park and leads to an attached single garage/workshop and car port.

ATTACHED GARAGE / WORKSHOP

5.2m x 2.4m (17'1" x 7'10")

Electric light and power. Casement window to the side.

CAR PORT

5.5m x 3.0m (18'1" x 9'10")

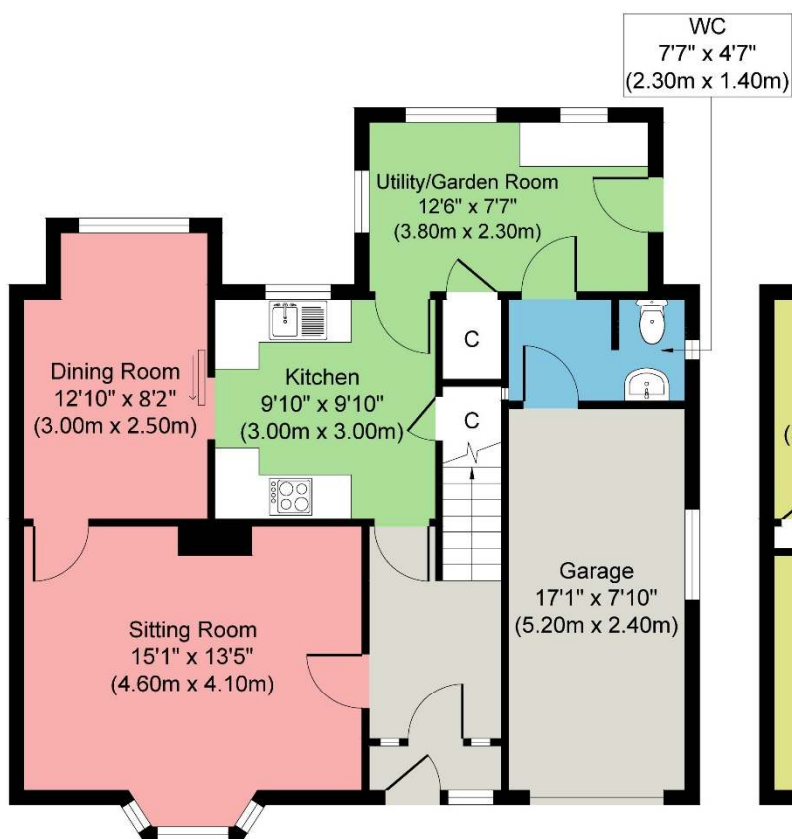


GENERAL INFORMATION

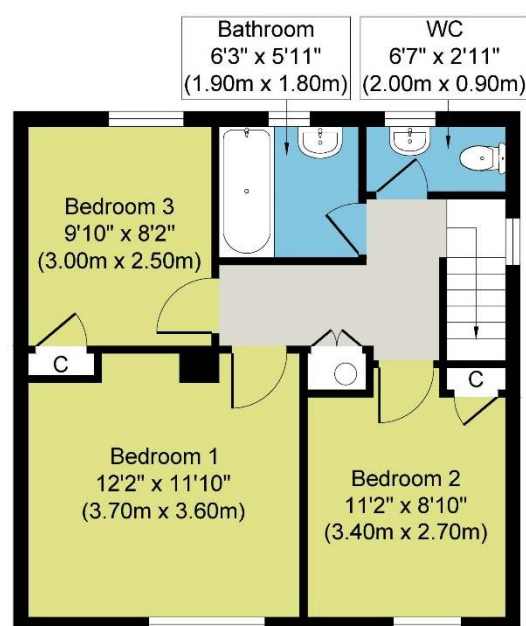
Services:	Mains water, electricity, gas and drainage. Gas central heating.
Council Tax:	Band: D (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO17 7BA.
EPC Rating:	Current: D63. Potential: C75.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor
Approximate Floor Area
774 sq. ft
(71.93 sq. m)



First Floor
Approximate Floor Area
469 sq. ft
(43.55 sq. m)