

11 VICTORIA ROAD MALTON



A spacious Victorian town house located within a two-minute stroll of the Market Place, offering two double-bedroom accommodation along with a large, untapped roof space with potential, garage and pretty rear garden.

Vestibule, entrance hall, sitting room, dining room, kitchen diner, first floor landing, two double bedrooms and large, house shower room.

Gas central heating. Period features throughout.

Garage & pretty gardens.

In need of updating but with huge potential. No onward chain.

OFFERS OVER £275,000

This mid-terrace Victorian town house is believed to date from the late 1890s and is located within a two-minute walk of the Market Place. Constructed of brick walls, beneath a slate roof, the house benefits from generously proportioned rooms with high ceilings and retains a good number of its original period features.

The existing accommodation, which is now ready for some gentle updating extends to more than 1,170sq.ft and the large roof space offers clear scope to convert, subject to the usual consents. In brief it comprises vestibule, entrance hall, sitting room, dining room, kitchen diner, first floor landing, two double bedrooms and a huge shower room. Along with coving, picture rails and panelled internal doors, the house retains its original sash windows and central heating is provided by a gas fired central heating boiler.

The house is set back from Victoria Road, behind an attractive front garden, whilst to the rear there is a paved courtyard style garden, beyond which is a very pretty cottage garden, packed with a wide range of flowering shrubs and perennials. At the far end of the garden is a good quality timber garden shed, with electricity laid-on. A single garage adjoins the rear of the house (accessed from a rear service lane from Middlecave Road), and there is potential to clear the lower portion of the garden to create additional parking.

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. 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. Victoria Road is situated close to the town centre, and Number 11 is easily identified by our 'For Sale' board.

ACCOMMODATION

VESTIBULE

Coving. Picture rail. Half-glazed inner door to:

ENTRANCE HALL

Staircase to the first floor. Coving. Picture rail. Radiator.

SITTING ROOM

4.4m (into bay) x 3.9m (14'5" x 12'10")

Open fire with oak surround, cast iron insert and stone hearth. Bay window to the front. Coving. Picture rail. Ceiling rose. Television point. Two radiators.



DINING ROOM

4.3m x 4.0m (14'1" x 13'1")

Original fireside cupboard. Picture rail. Understairs cupboard. Sash window to the rear. Radiator.



KITCHEN DINER

4.8m x 2.5m (15'9" x 8'2")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Electric cooker with extractor hood above. Automatic washing machine point. Quarry tile floor. Door and to sash windows to the side. Radiator.



FIRST FLOOR

LANDING

Loft hatch with pull-down ladder. Fitted storage cupboard with shelving.

BEDROOM ONE

5.1m x 3.7m (16'9" x 12'2")

Period fireplace with painted surround and cast iron insert. Coving. Two sash windows to the front. Radiator.



BEDROOM TWO

4.3m x 3.2m (14'1" x 10'6")

Period fireplace with metal surround. Sash window to the rear. Radiator.



SHOWER ROOM

4.8m x 2.6m (15'9" x 8'6")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Period fireplace with metal surround. Gas fired combination boiler. Sash window to the rear. Radiator.



OUTSIDE

The house is set back from Victoria Road, behind a pretty garden with wrought iron gate opening onto a path with steps up to the front door. The garden is attractively planted with roses, and a variety of shrubs and spring bulbs. Immediately behind the house is an enclosed courtyard style garden, with paving, a coal bunker and timber storage shed. From here, a gate opens onto a rear service lane, beyond which there is a delightful garden, packed with a wide range of flowering shrubs and perennials; at the far end there is a good quality timber garden shed/workshop with power and light. A single garage adjoins the back of the house, and we feel there is scope to create further parking within the portion of garden closest to the house.



GARAGE

4.6m x 2.8m (15'1" x 9'2")

Up and over door. Personnel door and casement window onto the courtyard. Power points.



GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage.
Gas central heating.

Council Tax: Band: C (North Yorkshire Council).

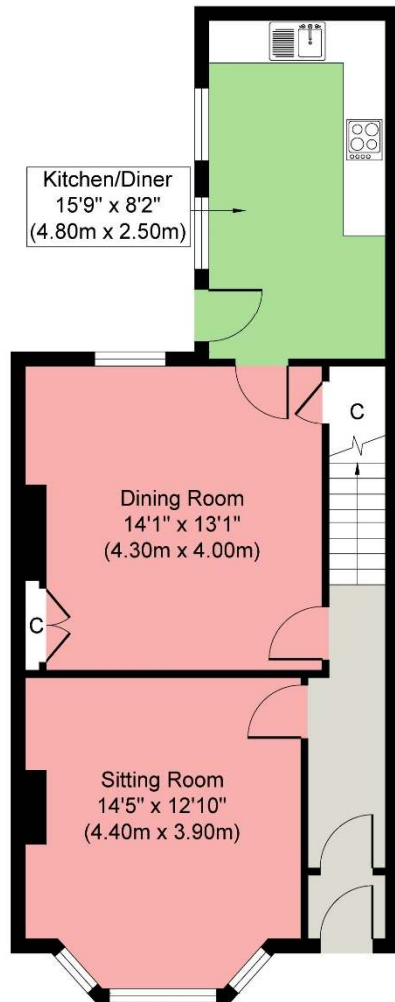
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO17 7JJ.

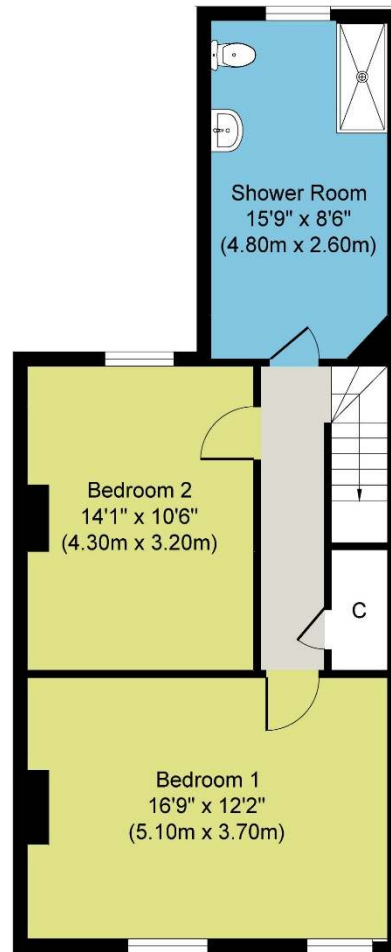
EPC Rating: Current: D55. Potential: D67.

Viewing: Strictly by prior appointment through the Agent's office in Malton.





Ground Floor
Approximate Floor Area
594 sq. ft
(55.20 sq. m)



First Floor
Approximate Floor Area
577 sq. ft
(53.56 sq. m)

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.

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