

78 NEWBIGGIN MALTON



A spacious, end of terrace Victorian town house providing over 2,000sq.ft of well-presented accommodation including four double bedrooms, two bathrooms & two reception rooms, together with garden & off-street parking.

Vestibule, entrance hall, sitting room, living/dining room, kitchen, breakfast room/porch, utility room, guest cloakroom, master bedroom with en-suite shower room, three further double bedrooms & house bathroom.

Gas central heating & uPvc double-glazing.

Courtyard, garden & off-street parking for several vehicles.

Convenient, central location within easy reach of all local amenities.

GUIDE PRICE £475,000

78 Newbiggin is an attractive, three-storey property which offers surprisingly spacious four double bedroom accommodation of more than 2,000sq.ft. The house retains all the hallmarks of a classic Victorian town house, such as high ceilings, panelled internal doors, cornicing and a number of original fireplaces. Positioned at the end of a terrace and within a short stroll of the Market Place, the house has been in the same ownership for over 20 years and has been subject to many improvements.

The property benefits from gas central heating, sealed unit double-glazing, and its accommodation briefly comprises vestibule, entrance hall, sitting room with open fire, dining/living room with log burner, 18ft kitchen, breakfast room/porch, utility room, guest cloakroom, first floor landing, master bedroom with en-suite shower room, bedroom two, house bathroom, second floor landing, bedroom three and bedroom four.

The house sits behind a forecourt garden, whilst at the rear there is a paved courtyard style garden. Beyond there is hardstanding to park several cars and a further section of garden with timber deck, pond, shrub borders and a decent quality, timber garden shed.

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. Newbiggin is situated close to the town centre, and Number 78 is easily identified by our 'For Sale' board.

ACCOMMODATION

VESTIBULE

Oak flooring. Inner door with stained glass panel. Coving.

ENTRANCE HALL

Staircase to the first floor. Coving. Oak flooring. Radiator.

SITTING ROOM

5.0m x 4.3m (into bay) (16'5" x 13'5")

Open fire with wood surround, cast iron insert and slate hearth. Coving. Oak flooring. Two wall lights. Bay window to the front. Radiator.



DINING / LIVING ROOM

4.3m x 4.2m (14'1" x 13'9")

Cast iron wood burning stove set on a stone hearth. Coving. Oak flooring. Fitted storage cabinet with display shelves above. Television point. Understairs cupboard. Casement window to the side and sash window to the rear. Radiator.





KITCHEN

5.5m x 2.8m (18'1" x 9'2")

Range of kitchen cabinets with polished granite work surfaces, incorporating a ceramic sink unit. Range of integrated appliances, including a four-ring gas hob with extractor hood above, electric double oven, microwave and dishwasher. Tiled floor. Recessed spotlights. Sash window and casement window to the side. Radiator.



BREAKFAST ROOM / PORCH

2.5m x 2.4m (8'2" x 7'10")

Tiled floor. Door to the rear. Radiator.

UTILITY ROOM

3.5m x 2.1m (11'6" x 6'11")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Quarry tile floor. Gas fired central heating boiler. Casement window and door to the side.



GUEST CLOAKROOM

2.1m x 0.9m (6'11" x 2'11")

Low flush WC and wash basin. Quarry tile floor. Casement window to the side. Radiator.

FIRST FLOOR

LANDING

Staircase to the first floor. Radiator.

BEDROOM ONE

5.3m x 4.3m (17'5" x 14'1")

Coving. Period fireplace. Two casement windows to the front. Radiator.



EN-SUITE SHOWER ROOM

3.2m x 1.8m (10'6" x 5'11")

White suite comprising corner shower cubicle, wash basin and low flush WC. Extractor fan. Recessed spotlights. Heated towel rail.



BEDROOM TWO

5.5m x 2.8m (18'1" x 9'2")

Airing cupboard housing the hot water cylinder with electric immersion heater. Casement windows to the side and rear. Two radiators.



HOUSE BATHROOM

3.2m x 2.4m (10'6" x 7'10")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Recessed spotlights. Casement window to the rear. Heated towel rail.



SECOND FLOOR

LANDING

Velux roof light. Fitted storage cupboard. Loft hatch.

BEDROOM THREE

5.3m x 4.5m (17'5" x 14'9")

Period fireplace. Velux roof light and dormer window to the front. Radiator.



BEDROOM FOUR

4.3m x 3.4m (14'1" x 11'2")

Period fireplace. Two Velux roof lights to the rear. Radiator.



OUTSIDE

To the front the house is set behind a small forecourt garden, planted with a variety of spring bulbs, and a path leads to the front door. At the rear, the house opens onto a walled, block paved courtyard garden, ideal for dining outdoors, and from here, a wrought iron handgate opens onto a service lane, beyond which there is a parking area for several cars and a further garden area with shrub borders, timber deck and a useful garden shed. The house enjoys a vehicular access from Newbiggin and an additional pedestrian access onto Wentworth Street, from the garden.

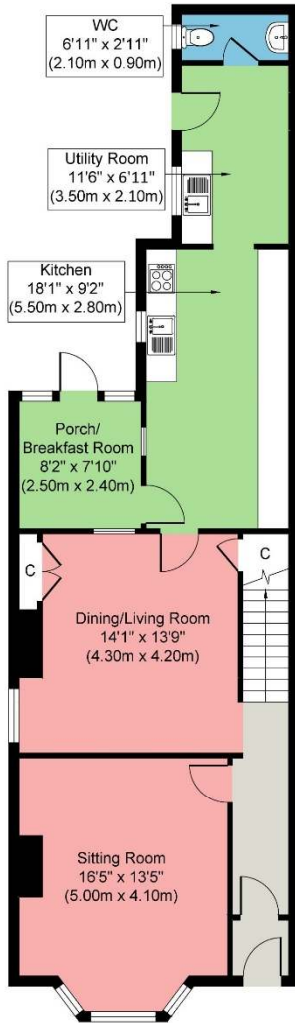


GENERAL INFORMATION

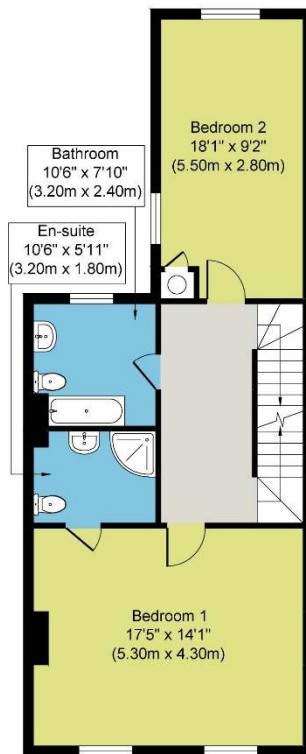
- Services: Mains water, electricity, gas and drainage.
Gas central heating.
- Council Tax: Band: C (North Yorkshire Council).
- Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.
- Post Code: YO17 7JF.
- EPC Rating: Current: E51. Potential: C72.
- 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.

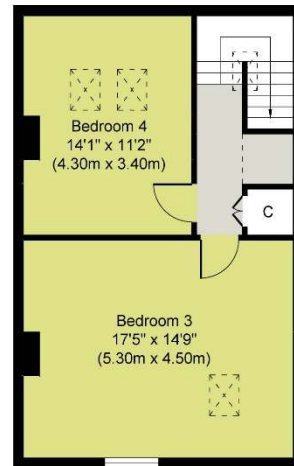




Ground Floor
Approximate Floor Area
854 sq. ft
(79.38 sq. m)



First Floor
Approximate Floor Area
665 sq. ft
(61.79 sq. m)



Second Floor
Approximate Floor Area
496 sq. ft
(46.11 sq. m)