

12 HEADLAND RISE MALTON



A well-presented end terrace house forming part of a popular development within a short walk of the town and offering two double bedroom accommodation with garden & off-street parking.

Entrance hall, guest cloakroom, sitting room, kitchen diner,
first floor landing, two double bedrooms & house bathroom.
Gas central heating, uPvc double-glazing & balance of NHBC warranty.
Off-street parking & lovely rear garden with useful outside store.
Popular location within easy reach of amenities. No onward chain.

GUIDE PRICE £225,000

Built around 8 years ago by Linden Homes, as part of their 'Copperfields' development, Number 12 Headland Rise consists of a nicely presented end-terrace house, with off street parking and enclosed rear garden.

The house is located within a popular part of the development, within a short walk of town centre amenities, carries the balance of its NHBC warranty and benefits from uPvc double-glazing and gas central heating. The accommodation is laid out over two floors and enjoys a semi open-plan layout on the ground floor. It amounts to a little over 670sq.ft and comprises entrance hall, guest cloakroom, kitchen diner and a sitting room with French doors onto the rear garden. Upstairs there are two double bedrooms and a house bathroom.

To the front of the property there is space to park two cars, whilst to the rear there is an enclosed garden with outside store.

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.



ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Fitted storage cupboard with shelving, coat hooks and housing the consumer unit. Radiator.

GUEST CLOAKROOM

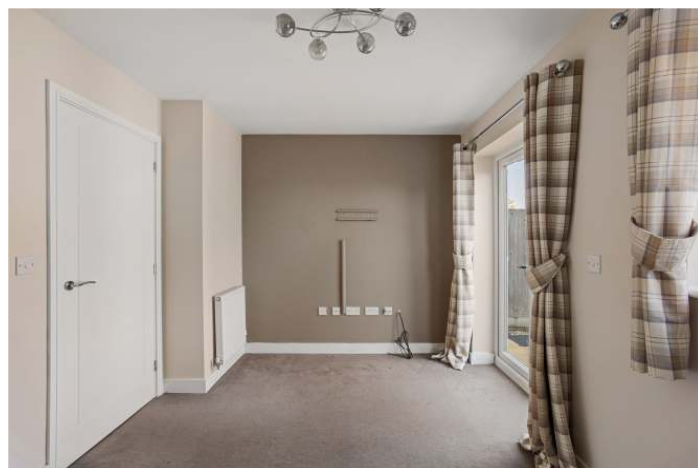
1.7m x 0.8m (5'7" x 2'7")

White low flush WC and wash basin. Extractor fan. Tiled floor. Radiator.

SITTING ROOM

4.1m x 2.8m (max) (13'5" x 9'2")

French doors to the rear garden. Casement window to the rear. Television point. Telephone point. Radiator.



KITCHEN DINER

4.5m x 2.0m (14'9" x 6'7")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Electric oven and four ring gas hob with extractor hood above. Automatic washing machine point. Tiled floor. Casement window to the front. Radiator.



FIRST FLOOR

LANDING

Loft hatch. Casement window to the side.

BEDROOM ONE

4.1m x 2.9m (13'5" x 9'6")

Television point. Casement window to the rear. Radiator.



BEDROOM TWO

3.0m x 2.4m (min) (9'10" x 7'10")

Airing cupboard housing the gas fired combination boiler. Casement window to the front. Radiator.



HOUSE BATHROOM

2.0m x 1.9m (6'7" x 6'3")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Bathroom cabinet. Tiled floor. Radiator.



OUTSIDE

Most of the garden lies to the rear of the house and is securely enclosed. It has been nicely landscaped, featuring an expanse of lawn, a flagged patio area, shrub border and a timber-clad garden store with electric laid on. To the front of the house is a tarmac parking space and a further paved area with space to park another car, if required.

GARDEN STORE

2.4m x 1.6m (7'10" x 5'3")

Electric light and power. Casement window to the side.



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 7PR.

EPC Rating: Current: B83. Potential: A97.

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.

