

6 ORCHARD ROAD MALTON



A spacious detached house, built by a reputable local builder in a sought-after location and offering three double bedroom accommodation with attached garage, driveway parking, south-facing gardens and huge potential.

Entrance hall, guest cloakroom, lounge diner, kitchen, first floor landing, three double bedrooms & house bathroom.

Gas central heating & uPvc double-glazing.

Driveway parking, attached single garage & good-sized, south-facing rear garden.

Huge scope to extend and reconfigure – subject to securing necessary consents.

No onward chain.

GUIDE PRICE £425,000

6 Orchard Road is a deceptively spacious detached house, constructed in the late 1970s by a reputable local builder. Situated in a sought-after part of town, the house occupies a good-sized plot with plenty of scope to extend, if required – subject to securing any appropriate consents.

The property benefits from gas central heating, uPvc double-glazing and its accommodation amounts to approximately 1.150sq.ft. In brief, it comprises entrance hall, guest cloakroom, 25ft lounge diner, kitchen, first floor landing with access to a boarded loft, three double bedrooms (each with fitted wardrobes) and a house bathroom with walk-in shower. Constructed of a buff-coloured brick beneath a concrete tile roof, the property has been well maintained, but a new owner would look to carry out a certain amount of updating.

To the front there is an expanse of easily maintained garden, and a driveway provides space to park and leads to an attached single garage. Most of the garden lies to the rear and enjoys a south-facing aspect. It is securely enclosed by fence boundaries and features lawn, shrub borders, various paved patio areas, timber summerhouse and a garden shed.

Malton is a first-rate market town which has, in recent years, gained a reputation as Yorkshire's food capital with its artisan producers, weekly market and cookery school. 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 restaurants, tearooms, a cinema, independent and high street retailers, good schools and leisure facilities. Orchard Road is a well-regarded street, which is located just off Maiden Greve; Number 6 can be easily identified by our 'For Sale' board.

ACCOMMODATION

OPEN FRONTED PORCH

Front door opening into:

ENTRANCE HALL

4.1m x 2.4m (max) (13'5" x 7'10")

Staircase to the first floor. Coving. Understairs cupboard. Radiator.

GUEST CLOAKROOM

2.2m x 1.0m (7'3" x 3'3")

White low flush WC and wash basin in vanity unit. Casement window to the front. Radiator.

LOUNGE DINER

7.9m x 3.6m (25'11" x 11'10")

Fireplace with Adam style surround and electric fire. Coving. Television point. Two casement windows and a door to the rear. Two radiators.



KITCHEN

3.6m x 3.1m (11'10" x 10'2")

Range of kitchen units incorporating a stainless steel, single drainer sink unit, four ring gas hob with extractor hood, electric oven, grill and fridge. Bow window to the front. Door to the side. Radiator.



FIRST FLOOR

LANDING

Loft hatch with pull-down ladder to a part-boarded space.

BEDROOM ONE

4.3m x 3.6m (including fitted wardrobes) (14'1" x 11'10")
Range of fitted wardrobes. Coving. Casement window to the rear. Radiator.



BEDROOM TWO

3.6m x 3.1m (including fitted wardrobes) (11'10" x 10'2")
Range of fitted wardrobes. Airing cupboard housing the hot water cylinder with electric immersion heater. Coving. Casement window to the front. Radiator.



BEDROOM THREE

3.6m x 3.6m (including fitted wardrobes) (11'10" x 11'10")
Range of fitted wardrobes. Coving. Casement window to the rear. Radiator.



HOUSE BATHROOM

4.1m x 2.0m (13'5" x 6'7")

White suite comprising bath, walk-n shower cubicle, wash basin in vanity unit and low flush WC. Fully tiled walls. Two casement windows to the front. Two radiators.



OUTSIDE

Behind the house is a good-sized, south-facing garden which is mostly laid to lawn, along with several paved patio areas, shrub borders and is enclosed by fence boundaries. The timber garden shed and summerhouse are included in the sale. The front garden is largely paved, with a border to two sides and a variegated holly tree. A concrete driveway leads to an attached single garage with electric roller shutter door.

ATTACHED GARAGE

5.3m x 2.6m (17'5" x 8'6")

Electric roller shutter door to the front. Personnel door to the rear. Casement window to the side. Vaillant gas fired central heating boiler. Automatic washing machine point. Gas and electric meters. Consumer unit.



GENERAL INFORMATION

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

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

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

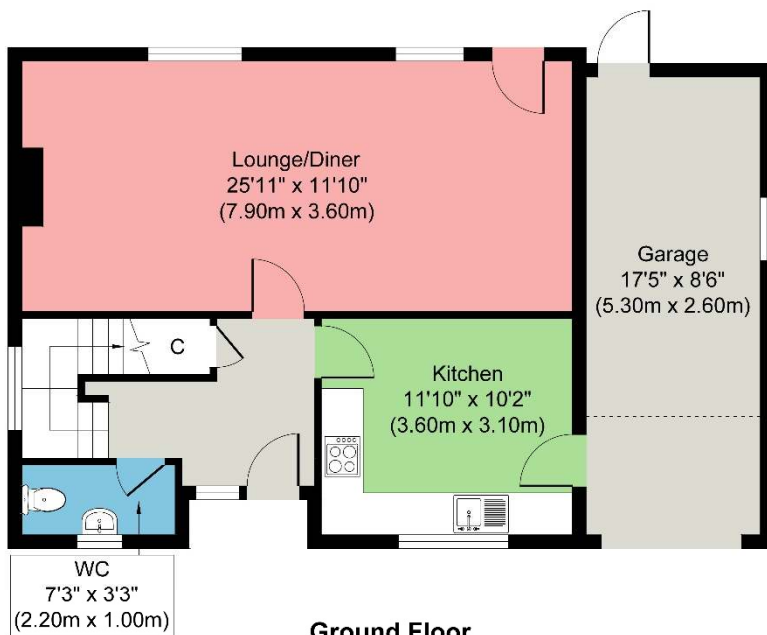
Post Code: YO17 7BH.

EPC Rating: Current: D63. Potential: C79.

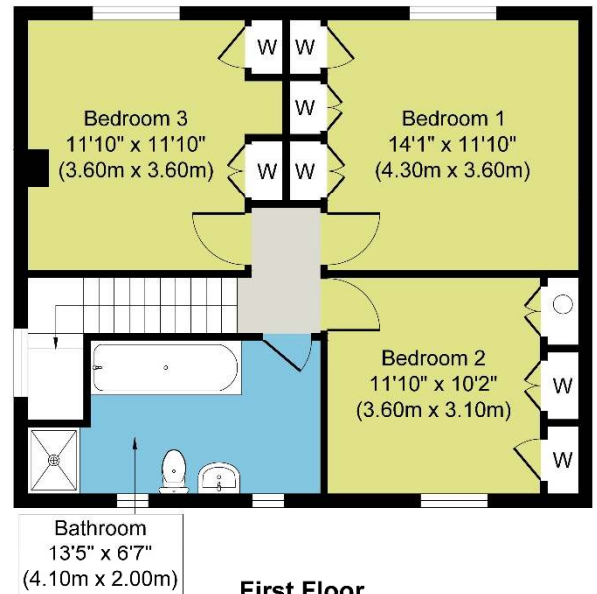
Viewing: Strictly by prior appointment through the Agent's office in Malton



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
704 sq. ft
(65.40 sq. m)



First Floor
Approximate Floor Area
578 sq. ft
(53.72 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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