

46 ORCHARD ROAD MALTON



A nicely extended detached bungalow offering tastefully appointed and energy efficient two double bedroom accommodation in a sought-after part of town.

Entrance hall, sitting room, dining/kitchen/living space, inner hall, master bedroom with en-suite shower room, second double bedroom & main bathroom.

Gas central heating. Upvc double-glazing. Photovoltaic solar panels.

Block paved driveway, detached single garage with electric roller shutter door, attractively landscaped gardens with timber garden shed.

Sought after residential area within easy reach of town centre amenities.

No onward chain.

GUIDE PRICE £389,950

46 Orchard Road is a superbly extended detached bungalow, offering immaculately presented accommodation and located in a sought-after area of Malton within easy walking distance of the town centre. The accommodation amounts to over 880sq.ft and briefly comprises entrance hall, sitting room, extended dining kitchen with lantern roof light and French windows opening onto the rear garden, an inner hall, master bedroom with en-suite shower room, a second double bedroom and main bathroom.

The property, which faces south and is flooded with natural light, benefits from a modern gas fired central heating system, uPvc double-glazed windows and photovoltaic solar panels to the front elevation, generating a quarterly income, off-setting running costs in addition to savings on electricity usage. The rear extension provides an enlarged principal bedroom with en-suite and a delightful living area off the kitchen. There are neatly maintained gardens to the front and rear and a block paved driveway which leads to a detached single garage, behind which there is a timber garden shed.

Malton is a thriving and highly regarded market town, with an excellent range of independent shops, cafés and everyday amenities, together with a vibrant food scene that has earned it the title of Yorkshire's Food Capital. The town offers a superb blend of character and convenience, with well-regarded schools, regular markets and a welcoming community atmosphere, whilst also benefiting from rail links to York and onward connections to Leeds and London. Surrounded by beautiful North Yorkshire countryside and within easy reach of the Howardian Hills, the North York Moors and the heritage coast, Malton is an ideal location for a prospective purchaser seeking the charm of a traditional market town alongside excellent accessibility.

ACCOMMODATION

ENTRANCE HALL

1.3m x 1.0m (4'3" x 3'3")

Coving. Coat hooks. Radiator.

SITTING ROOM

6.6m x 3.1m (21'8" x 10'2")

Coving. Bow window to the front. Bi-fold doors onto the dining kitchen. Television and telephone points. Radiator.



DINING/KITCHEN/LIVING SPACE

5.6m x 2.9m (18'4" x 9'6")

Plus 3.3m x 1.8m (10'10" x 5'11")

A bright and spacious room with range of kitchen cabinets incorporating a stainless steel sink unit, Smeg cooker with electric oven and four ring gas hob with extractor hood above, integrated fridge and freezer. Dishwasher point. Automatic washing machine point. Recessed spotlights. French doors opening onto the rear garden, two casement windows to the rear and two to the side. Glazed lantern light over the sitting area. Mains wired heat alarm. Television point. Three radiators.



INNER HALL

Loft hatch with pull-down ladder (the loft is part boarded and houses the gas fired central heating boiler). Mains wired smoke alarm.

BEDROOM ONE

5.4m x 3.5m (including fitted wardrobes) (17'9" x 11'6")
Range of fitted wardrobes. Casement window to the rear. Two radiators.



EN-SUITE SHOWER ROOM

2.1m x 1.6m (6'11" x 5'3")

Matching white suite comprising walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Recessed spotlights. Mirrored cabinet and further storage cabinet. Casement window to the rear. Radiator.

BEDROOM TWO

3.9m x 3.0m (12'10" x 9'10")

Range of fitted wardrobes. Coving. Fitted cupboard housing the pressurised hot water cylinder and further linen cupboard. Casement window to the front. Radiator.



BATHROOM & WC

1.9m x 1.7m (6'3" x 5'7")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Electric shaver point. Half-tiled walls. Recessed spotlights. Sun tube. Heated towel rail.



OUTSIDE

The bungalow is set back from Orchard Road, behind a lawned garden and well stocked shrub border. A lengthy block paved driveway provides plenty of space to park and leads to a single garage with electric roller shutter door. The main area of garden is to the rear and enjoys a great level of privacy. It features a block paved patio area, lawn, shrub borders and a timber garden shed with electric laid-on.

SINGLE GARAGE

5.2m x 2.5m (17'1" x 8'2")

Concrete floor. Electric light and power. Electric roller shutter door. Casement window to the side.



GENERAL INFORMATION

Services: Mains water, electricity and gas.
Connection to the mains drains.
Photovoltaic solar panels.
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.

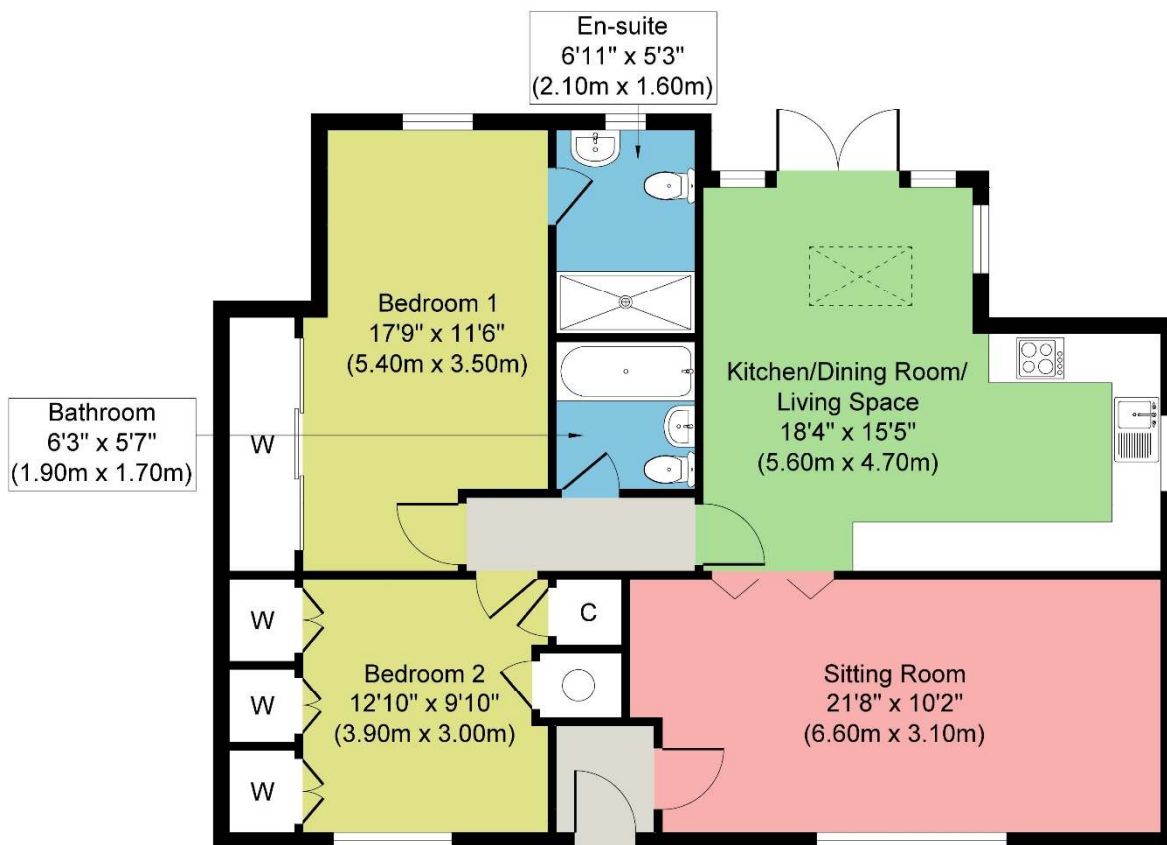
Post Code: YO17 7BH.

EPC Rating: Current: B82. Potential: B88.

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
882 sq. ft
(82 sq. m)

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