

## 29 MIDDLECAVE DRIVE MALTON



**An immaculately appointed and well extended semi-detached bungalow located in one of Malton's most sought-after areas.**

Entrance hall, sitting room with log burner, kitchen, side hall, guest cloakroom, garden/dining room, two double bedrooms, conservatory & shower room.

Gas central heating & uPvc double-glazing.

Driveway parking & attached single garage.

Attractively landscaped gardens to the front & rear.

No onward chain. Viewing is strongly recommended.

### GUIDE PRICE £395,000

29 Middlecave Drive is a deceptively spacious semi-detached bungalow, built in the late 1960s by reputable local builder, Wilf Oldfield. In recent years the property has been cleverly extended, to provide additional living space, along with a generously sized garage, attached to the side. Constructed of brick beneath a concrete tiled roof, the property has been immaculately maintained, and benefits from gas central heating and uPvc double-glazing.

The accommodation is arranged over a single floor and amounts to around 1,000sq.ft, comprising entrance hall, sitting room, kitchen, side hall, guest cloakroom, garden/dining room, two double bedrooms, a small conservatory and a shower room.

The property is set back from the street, behind an attractively planted front garden, and a stone paved driveway leads to the garage, plus additional gravelled parking. Most of the garden lies to the rear and enjoys considerable privacy and a good aspect. It includes a stone flagged patio area, lawn, raised beds, well-stocked shrub borders and 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**

Coving. Loft hatch. Radiator.

### **SITTING ROOM**

4.7m x 3.9m (max) (15'5" x 12'10")

Cast iron wood burning stove set on a stone hearth with oak mantel. Coving. Television point. Casement windows to the front and side. Radiator.



## KITCHEN

4.0m x 3.0m (13'1" x 9'10")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Electric double oven and four ring gas hob with extractor hood above. Dishwasher point. Automatic washing machine point. Cupboard housing a Worcester, gas fired combination boiler. Casement window to the rear. Radiator.



## SIDE HALL

3.6m x 1.7m (max) (11'10" x 5'7")

Door and casement window to the front. Radiator.

## GUEST CLOAKROOM

1.5m x 0.9m (4'11" x 2'11")

White low flush WC and wash basin. Extractor fan. Casement window to the side. Radiator.

## GARDEN / DINING ROOM

4.2m x 3.3m (max) (13'9" x 10'10")

Casement windows to three sides and French doors opening onto the rear garden. Radiator.



## BEDROOM ONE

3.6m x 3.4m (11'10" x 11'2")

Range of fitted wardrobes. Coving. Casement window to the front. Radiator.



## BEDROOM TWO

3.0m x 2.8m (9'10" x 9'2")

Fitted wardrobe. Coving. Door and windows onto the Conservatory. Radiator.



### CONSERVATORY

2.8m x 2.2m (9'2" x 7'7")

Door opening onto the rear garden. Radiator.



### SHOWER ROOM

2.4m x 2.0m (7'10" x 6'7")

White suite comprising corner shower cubicle, wash basin and low flush WC. Half tiled walls. Casement window to the rear. Heated towel rail.



### OUTSIDE

The property occupies a lovely plot, which in total amounts to approximately 0.11 acres. The majority is located to the rear and is securely enclosed. It has been attractively landscaped with lawn, stone flagged patio, shrub borders and timber garden shed. There is a further area of garden to the front, and a stone paved driveway gives access to an attached single garage.

### ATTACHED GARAGE

5.5m x 2.7m (18'1" x 8'10")

Loft storage space. Electric light and power. Up and over door to the front. Personnel door to the rear.

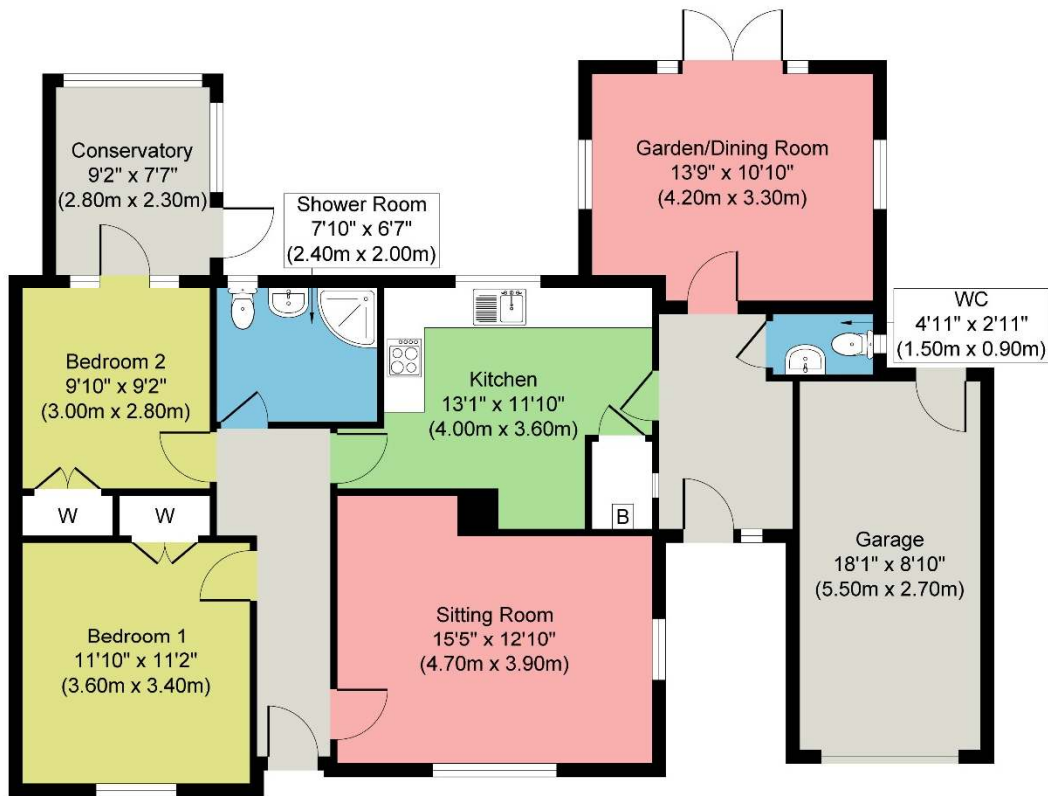


### GENERAL INFORMATION

- Services: Mains supplies of water, electricity and gas are connected. There is a connection to the mains sewer.  
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 7BB.
- EPC Rating: Current: D67. Potential: C78.
- 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**  
**1209 sq. ft**  
**(112.28 sq. m)**

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