

6 WORSLEY COURT MALTON



A spacious detached house located in a sought-after residential area, offering extended four-bedroom accommodation of approximately 1,750sq.ft, along with garage & attractive gardens.

Entrance hall, sitting room, dining room, conservatory, kitchen/dining/living space,
rear lobby, guest cloakroom, utility room,

first floor landing, master bedroom, en-suite shower room, three further bedrooms & house bathroom.

Gas central heating & uPvc double-glazing.

Integral garage, double width driveway, landscaped garden.

Sought-after location just off Castle Howard Road.

OFFERS OVER £500,000

Worsley Court is a quiet cul de sac located in a sought-after residential area off Castle Howard Road. Number 6 is a spacious detached house which has been extended and reconfigured to create an appealing family home within a short walk of town centre amenities and local schools.

The accommodation is laid out over two floors and totals approximately 1,750sq.ft, in brief it comprises porch, entrance hall, sitting room, kitchen/dining/living space, dining room, conservatory, rear lobby, guest cloakroom, utility room, first floor landing, master bedroom with en-suite shower room, three further bedrooms and a house bathroom. There is uPvc double-glazing throughout, gas central heating and soffits and fascias have also been replaced with uPvc.

The house occupies a lovely plot and backs onto a nicely landscaped rear garden which catches plenty of sun and features lawn, shrub borders, several paved patio areas and a timber garden shed. There is space on either side of the house and the garden to the front is open-plan and laid to lawn. A double width tarmac driveway offers space to park and leads to an integral garage.

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

OPEN-FRONTED PORCH

Front door opening into:

ENTRANCE HALL

5.0m x 1.7m (max) (16'5" x 5'7")

Staircase to the first floor. Understairs cupboard. Radiator.

SITTING ROOM

6.0m (into bay) x 3.6m (19'8" x 11'10")

Living flame gas fire within a polished limestone surround and granite hearth. Coving. Two wall lights. Television point. Bay window to the front. Radiator.



KITCHEN / DINING LIVING SPACE

6.0m x 2.7m (19'8" x 8'10")

Plus 4.6m x 2.7m (15'1" x 8'10")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit, five ring gas hob with extractor hood, electric double oven and dishwasher. Coving. Recessed spotlights. Casement windows to the front and rear. Two radiators.





UTILITY ROOM

2.4m x 2.1m (7'10" x 6'11")

Range of kitchen cabinets with granite worktops and sink unit. Automatic washing machine point. Space for a tumble dryer. Loft hatch. Personnel door to the garage. Radiator.

DINING ROOM

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

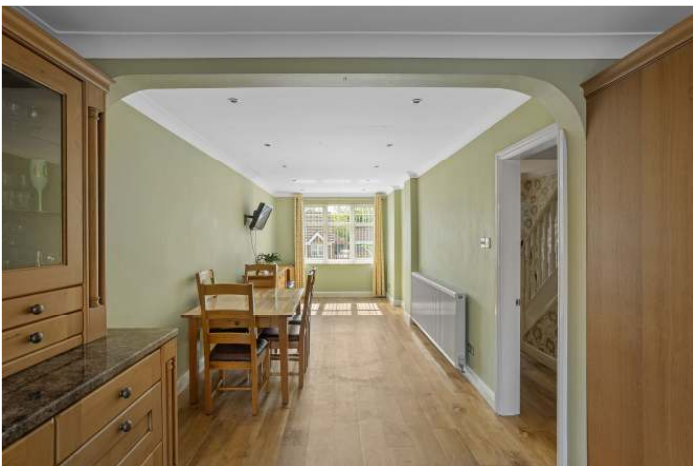
Coving. Radiator. French doors to the Conservatory.



CONSERVATORY

4.0m x 3.2m (max) (13'1" x 10'6")

Television point. Windows to three sides and door to the rear garden. Two radiators.



REAR LOBBY

1.6m x 1.4m (5'3" x 4'7")

Coving. Recessed spotlights. Door and casement window to the rear. Radiator.

GUEST CLOAKROOM

1.6m x 0.9m (5'3" x 2'11")

White low flush WC and wash basin. Coving. Half-panelled walls. Casement window to the side. Radiator.

FIRST FLOOR

LANDING

Loft hatch. Recessed spotlights. Radiator.

BEDROOM ONE

3.6m x 3.5m (min) (including wardrobes) (11'10" x 11'6")
Range of fitted wardrobes. Television point. Casement window to the front. Radiator.



BEDROOM TWO

3.6m x 3.5m (min) (11'10" x 11'6")

Recessed spotlights. Television point. Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the front. Radiator.



BEDROOM THREE

3.6m x 2.8m (including fitted wardrobes) (11'10" x 9'2")

Range of fitted wardrobes. Casement window to the rear. Radiator.



EN-SUITE SHOWER ROOM

2.7m x 1.8m (8'10" x 5'11")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Tiled floor. Fully tiled walls. Recessed spotlights. Casement window to the side. Heated towel rail.



BEDROOM FOUR

2.9m x 2.6m (including fitted wardrobes) (9'6" x 8'6")

Range of fitted wardrobes. Television point. Casement window to the rear. Radiator.

HOUSE BATHROOM

2.8m x 1.7m (9'2" x 6'7")

White suite comprising bath, walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Tiled floor. Fully tiled walls. Recessed spotlights. Casement window to the rear. Heated towel rail.



OUTSIDE

The house is set back from the street behind an open-plan front garden, and a double width tarmac driveway leads to an integral garage. Most of the garden lies to the rear and features lawn, two flagged patio areas, shrub borders and a timber garden shed.

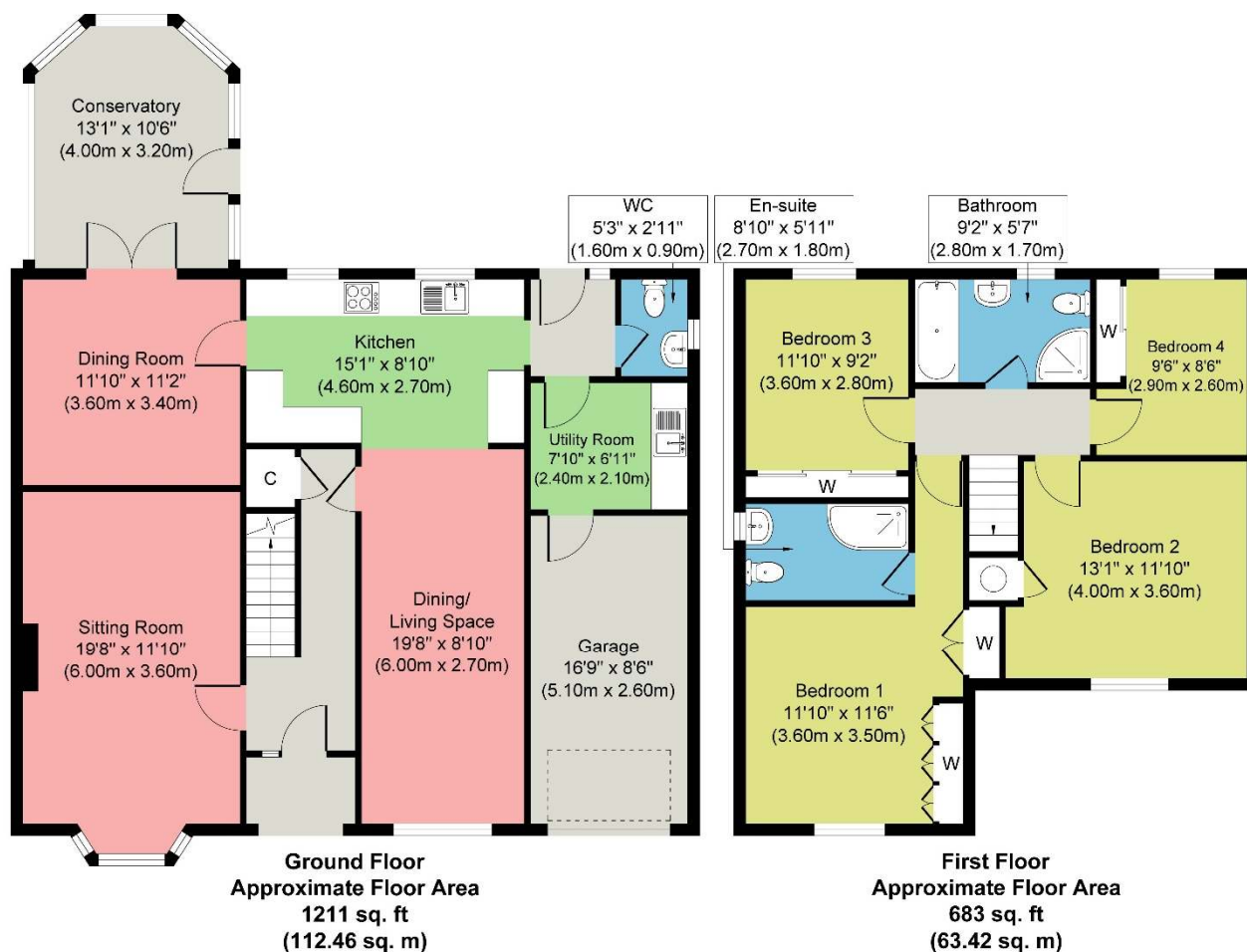
INTEGRAL GARAGE
5.1m x 2.6m (16'9" x 8'6")

Up and over door to the front Personnel door to the Utility Room. Gas fired central heating boiler. Electric light and power.



GENERAL INFORMATION

Services:	Mains water, electricity, gas and drainage. Gas central heating.
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 7XJ.
EPC Rating:	Current:
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.

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