

43 DICKENS ROAD MALTON



An extended two-bedroom semi-detached house in need of some updating, but offering great potential, together with gardens, block paved driveway & detached single garage.

Entrance lobby, lounge diner, kitchen, utility room,
first floor landing, two double bedrooms & shower room.

Gas central heating & uPvc double-glazing.

Block paved driveway, single garage & gardens to the front & rear.

In need of some cosmetic updating.

No onward chain.

GUIDE PRICE £185,000

43 Dickens Road consists of a traditional semi-detached house, constructed in the mid- 1980s and is positioned towards the head of a cul de sac. The house benefits from gas central heating and uPvc double-glazing but would now benefit from some updating and improvement. A utility room extension has been added at the rear, offering the potential to open into the existing kitchen. The overall accommodation totals approximately 710sq.ft, which in brief comprises entrance lobby, lounge diner, kitchen, utility room, first floor landing, two double bedrooms and a shower room.

Externally, a block paved driveway leads to a semi-detached single garage and offers ample room to park. There are gardens to the front and rear of the house, which have been landscaped with ease of maintenance in mind.

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. The town enjoys excellent transport links; the railway station is within walking distance and has regular services to York from where London can be reached in less than 2 hours. Dickens Road is a popular cul de sac leading off Rainbow Lane, within easy reach of town centre amenities and Number 43 can be identified by our 'For Sale' board.

ACCOMMODATION

Front Door opening into:

ENTRANCE LOBBY

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

Radiator. Inner door to:

LOUNGE DINER

6.0m x 3.5m (max) (19'8" x 11'6")

Feature electric fire. Coving. Staircase to the first floor. Understairs cupboard. Television point. Casement window to the front. Two radiators.



KITCHEN

3.5m x 2.4m (11'6" x 7'10")

Range of kitchen units incorporating a stainless steel single drainer sink unit. Gas cooker. Automatic washing machine. Gas fired central heating boiler. Door and casement window onto the Utility Room. Radiator.



UTILITY ROOM

3.2m x 1.7m (10'6" x 5'7")

Range of units and tumble dryer. Casement windows to the side and rear. Door to the rear. Radiator.



FIRST FLOOR

LANDING

BEDROOM ONE

3.5m x 3.5m (max) (11'6" x 11'6")

Range of fitted wardrobes. Airing cupboard housing the hot water cylinder with electric immersion heater. Coving. Casement window to the rear. Radiator.



BEDROOM TWO

3.5m x 2.8m (11'6" x 9'2")

Range of fitted wardrobes. Loft hatch with pull-down ladder. Casement window to the rear. Radiator.



SHOWER ROOM

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

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



OUTSIDE

There are gardens to both the front and rear of the house, which have been landscaped for ease of maintenance. A lengthy, block paved driveway leads to a semi-detached single garage.

SINGLE GARAGE

4.9m x 2.7m (16'1" x 8'10")

Electric light and power. Up and over door.

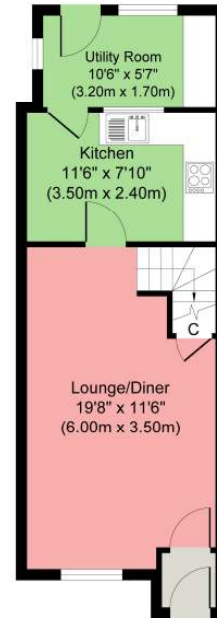


GENERAL INFORMATION

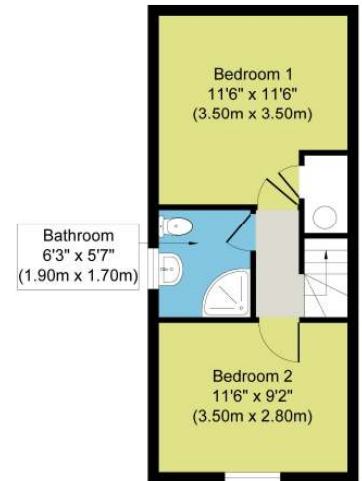
Services:	Mains water, electricity, gas, and drainage. Gas central heating.
Council Tax:	Band: B (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO17 7FE.
EPC Rating:	Current: D65. Potential: C73.
Viewing:	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
390 sq. ft
(36.20 sq. m)



First Floor
Approximate Floor Area
320 sq. ft
(29.75 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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