



83 Headland Rise, Malton, YO17 7PR

£260,000

- Nearly new semi built in 2021
- Rear lounge onto the gardens
- Three bedrooms & main bathroom
- Offered completely chain free
- Spacious dining size kitchen
- Driveway allowing off road parking
- Extends to approx 870 sqft
- Ground floor WC and en-suite
- Popular development close to schools

83 Headland Rise, Malton YO17 7PR

83 Headland Rise is positioned on the edge of the ever popular Linden Homes "Copperfield" development, just a short distance from the town centre and to local schools. Completed in 2021 the accommodation comprises; a well equipped modern dining size kitchen, a rear facing lounge with double doors to the rear garden, a ground floor WC, three bedrooms (master with en-suite shower room) and a house bathroom. The garden is nicely enclosed and of a good size whilst the driveway allows ample space for off road parking.



Council Tax Band: C



General information

The centre of Malton is within walking distance and offers an excellent range of amenities with the railway station providing links to the Intercity service at York. Both primary and secondary schools are within easy reach and there are many local sporting clubs including Padel, Tennis, Squash and Golf plus other recreational pursuits for young and old. The A64 which bypasses the town provides good road links east and west to the motorway network.

Services

All mains are connected.

Entrance hallway

A lovely first impression into the property with WC immediately on the left, staircase to the first floor, straight ahead into the lounge and door to the right into the dining size kitchen.

WC

Front window, two piece suite, radiator.

Lounge

At the rear of the house with rear window and French doors into the garden. Under stairs storage cupboard, radiator.

Dining kitchen

With a range of base and wall level fitted units, built in oven and hob, front facing window, radiator, wall cupboard housing the central heating boiler.

First floor landing area

Window to the side. Radiator.

Bedroom 1

Rear facing window, radiator.

En-suite shower room

Double size cubicle, WC and wash hand basin. Radiator.

Bedroom 2

Front window, radiator.

Bedroom 3

Rear window, radiator.

Bathroom

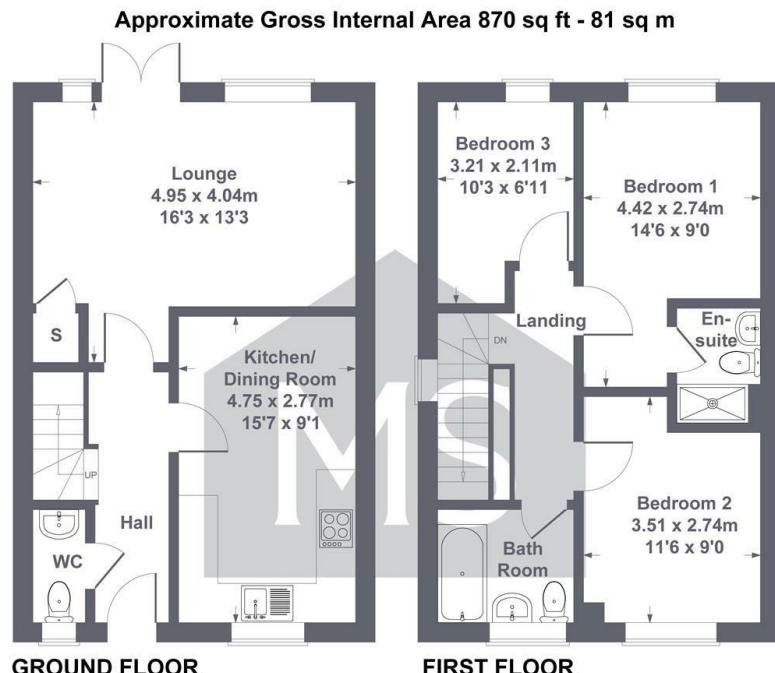
Three piece suite, front facing window, radiator.

Outside space

Open plan area of garden to the front. The driveway up against the side of the house allows generous off road parking. A gate gives access into the good sized rear garden plot with flagged patio area, fenced surrounds and with access into the dining kitchen through the French doors.



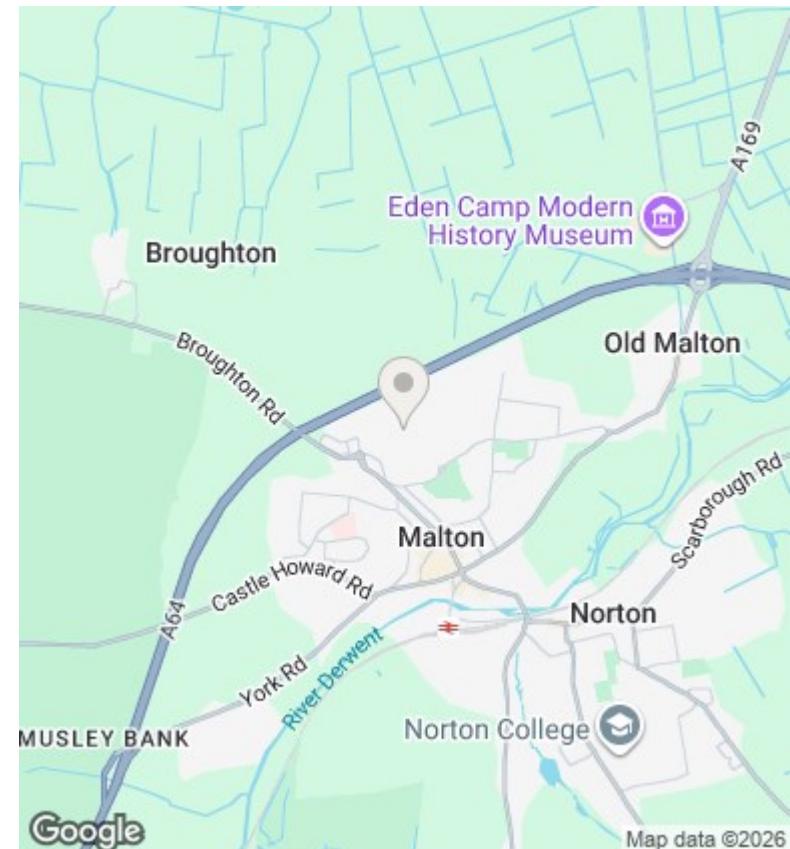




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	