



Energy Efficiency Rating	
Current	Potential
62	85

Environmental Impact (CO ₂) Rating	
Current	Potential
71	72

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916 600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

9, Dickens Road, Malton, North Yorkshire, YO17 7FE Offers over £195,000

9 Dickens Road is a beautifully presented, spacious two double bedroom property that has been carefully updated in recent years by the current owners to create a stylish home that is move in ready.

In brief this property comprises; sitting room with feature fireplace, open plan kitchen/diner with doors to rear garden. To the first floor are two double bedrooms and house bathroom.

The property is situated on Dickens Road with an open lawned front garden and to the rear a South facing private well stocked mainly lawned garden with an area of decking and a sunken paved terrace area. To the side there is a driveway and parking for three cars and a single garage.

In recent years, Malton has been able to address many of the economic challenges faced by other rural towns. It offers a good range of amenities, including supermarkets, quirky shops, artisan food producers, restaurants, cafés and pubs, tennis courts, high street banks, gyms, a cinema and excellent schools. The town is well-placed for access to York (approximately 18 miles), Scarborough (approximately 25 miles), and Leeds (approximately 47 miles). The Coastliner bus service operates frequent services from Leeds and York via Malton to Scarborough, Whitby and other towns on the east coast. Malton railway station provides fast regular services to York, Leeds, Manchester, and Liverpool, as well as the east coast.

EPC Rating D



01653 916 600 | enquiries@willowgreenestateagents.co.uk
6-8 Market St, Malton, North Yorkshire YO17 7LY
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SITTING ROOM

19'7" x 11'6" (5.97m x 3.53m)
Door to side aspect, bay window to front aspect, coving, under stairs storage cupboard, oak flooring, radiator, power points, TV point, telephone point, feature gas fireplace with wood surround.

KITCHEN/DINING AREA

7'8" x 11'6" (2.35m x 3.53m)
French doors to rear, coving, range of wall and base units, gas cooker, electric oven, space for washing machine, tiled splashback, sink and wine fridge.

FIRST FLOOR LANDING

Power points, loft access, airing cupboard with hot water cylinder.

MASTER BEDROOM

9'9" x 11'6" (2.98m x 3.53m)
Window to front aspect, fitted wardrobes, radiator, power points.

BEDROOM TWO

10'11" x 11'6" (3.34m x 3.53m)
Window to rear aspect, radiator and power points.

BATHROOM

Windows to side aspect, part tiled walls, extractor fan, three piece suite comprising; panel enclosed pea shape bath with glass screen and shower attachment, wash hand basin with pedestal, low flush WC.

GARDEN

Well presented and enclosed rear garden with patio area, gravelled area, lawned grass and a range of plants and shrubs. To the front aspect is a lawned garden with plants and driveway parking.

GARAGE

Up and over door, power and lighting

SERVICES

Mains gas, mains drains, mains electric

COUNCIL TAX BAND B

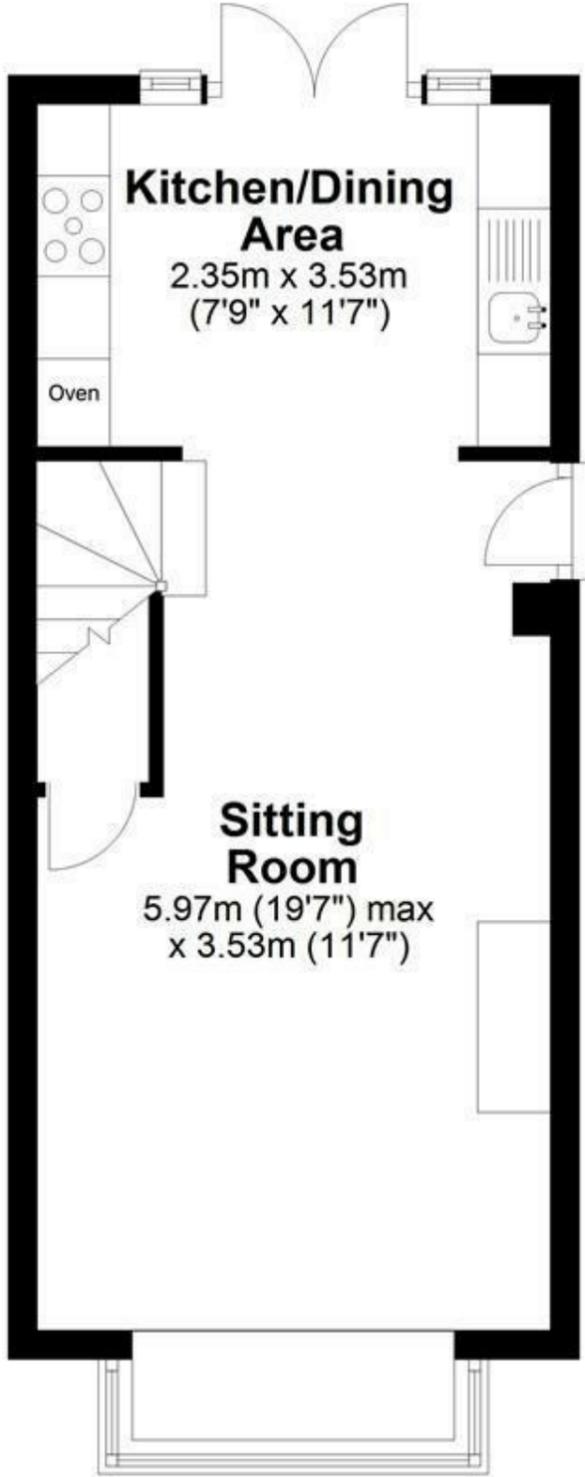
TENURE

Freehold.



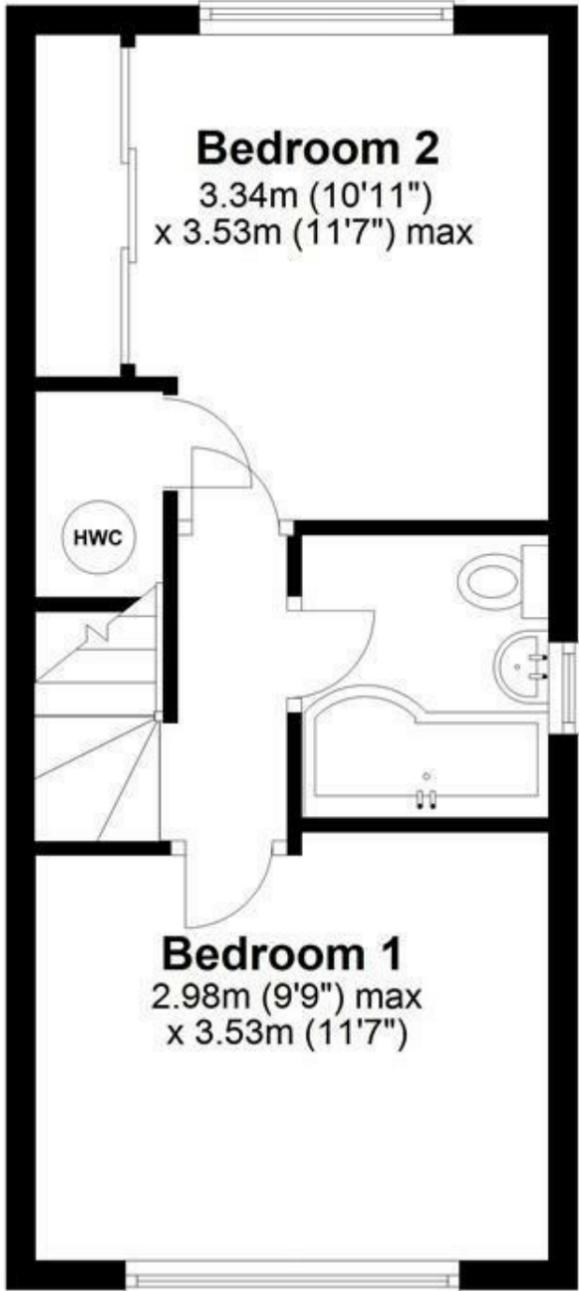
Ground Floor

Approx. 30.6 sq. metres (328.9 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.9 sq. feet)



Total area: approx. 60.3 sq. metres (648.9 sq. feet)

9 Dickens Road, Malton