

40 DICKENS ROAD MALTON



A surprisingly spacious two-bedroom semi-detached house located in a popular area within easy reach of local amenities, together with gardens & driveway parking.

Entrance lobby, sitting room, inner lobby, kitchen, conservatory,
first floor landing, two double bedrooms, bathroom & WC.

Gas central heating & uPvc double-glazing.

Recently redecorated & re-carpeted.

Gardens to the front & rear. Driveway parking.

No onward chain. Viewing recommended.

GUIDE PRICE £195,000

Built in the late 1980s, this semi-detached house offers much more space than one might expect given a passing glance. A large conservatory has been added at the rear, bringing the overall accommodation to more than 780sq.ft, which benefits from both gas central heating and uPvc double-glazing.

The house has recently been redecorated, recarpeted and briefly comprises entrance lobby, sitting room, inner lobby, kitchen, conservatory, first floor landing, two double bedrooms and a bathroom with white suite. Externally there are gardens to both the front and rear, and a driveway runs alongside the house, providing ample room to park.

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. Named by The Sunday Times as one of the best places to live, the town enjoys excellent transport links; the railway station is a short walk away and has regular services to York from where London can be reached in less than 2 hours. A full range of amenities can be found within the town, including a variety of eateries, independent and high street retailers, good schools and leisure facilities, all of which are within an easy walk of the property.

ACCOMMODATION

ENTRANCE LOBBY

1.2m x 1.0m (3'11" x 3'3")

Inner door to:

SITTING ROOM

4.8m x 3.5m (max) (15'9" x 11'6")

Mains gas fire with timber surround. Coving. Television point. Telephone point. Understairs cupboard. Casement window to the front. Radiator.



LOBBY

Staircase to the first floor. Gas fired, Vaillant combi boiler.



KITCHEN

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

Range of floor and wall units incorporating a stainless steel, single drainer sink unit. Four ring gas hob with extractor hood, electric double oven, and fridge freezer. Automatic washing machine point. Casement window and door into the Conservatory. Radiator.



CONSERVATORY

3.9m x 3.3m (12'10" x 10'10")

Tiled floor with electric underfloor heating. Windows to two sides and French doors onto the rear garden. Radiator.





FIRST FLOOR

LANDING

Mains wired smoke alarm.

BEDROOM ONE

3.5m x 3.4m (max) (11'6" x 11'2")

Fitted wardrobe. Casement window to the rear. Radiator.



BEDROOM TWO

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

Loft hatch. Casement window to the front. Radiator.



BATHROOM & WC

2.0m x 1.7m (6'7" x 5'7")

White suite comprising bath, wash basin and low flush WC. Extractor fan. Electric shaver point. Casement window to the side. Radiator.



OUTSIDE

Gardens to the front and rear, with lawn, patio area, various shrubs and two sheds. Paved driveway to the side.



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 we understand that vacant possession will be given upon completion.

Post Code: YO17 7FF.

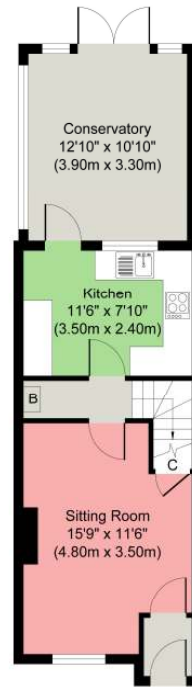
EPC Rating: Current: C69. Potential: B83.

Note: Please note that this property is owned by an employee of Cundalls.

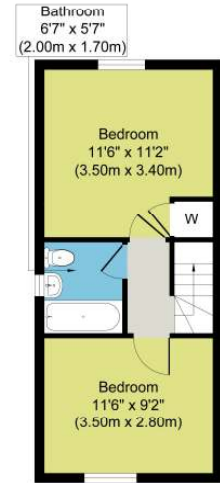
Viewing: Strictly by prior appointment through the Agent's office in Malton.



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
467 sq. ft
(43.38 sq. m)



First Floor
Approximate Floor Area
316 sq. ft
(29.40 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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