

## 22 PASTURE LANE MALTON



**An appealing, two-bedroom semi-detached house in a popular location, with easy reach of local amenities, along with gardens, ample parking & good-sized garage.**

Entrance hall, sitting room, kitchen diner,  
first floor landing, two double bedrooms & house bathroom.

Gas central heating. uPvc double glazing.

Tarmac driveway, detached single garage, enclosed rear garden.

No onward chain.

### GUIDE PRICE £224,995

22 Pasture Lane is a well-presented semi-detached house, which enjoys a convenient location for all local amenities. Built in the mid-1990s by Barratt Homes, the property has been much improved over the years, and a larger than average garage built alongside. The house benefits from gas central heating, uPvc double-glazing and offers neutrally decorated two-bedroom accommodation. In brief, it comprises entrance hall, sitting room, kitchen diner with comprehensive range of integrated appliances, first floor landing, two double bedrooms and a house bathroom.

Externally there is a good-sized garden to the rear with lawn and a timber deck, whilst to the front there is a tarmac driveway with ample space to park and turn, leading to a detached garage.

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 Malton, including a variety of eateries, independent and high street retailers, good schools and leisure facilities.

### **ACCOMMODATION**

#### **ENTRANCE HALL**

1.0m x 0.9m (3'3" x 2'11")

Tiled floor. Coat hooks. Consumer unit.

#### **SITTING ROOM**

4.9m x 3.8m (max) (16'1" x 12'2")

Staircase to the first floor. Television point. Telephone point. Casement windows to the front and side. Two radiators.



#### **KITCHEN DINER**

3.8m x 2.7m (12'6" x 8'10")

Range of kitchen cabinets incorporating a ceramic single drainer sink unit, four ring induction hob with extractor hood above, fan-assisted oven, fridge, dishwasher and wine cooler. Cupboard housing the gas central heating boiler. Fitted storage cupboard. Tiled floor. Casement window to the rear. Door to the rear. Radiator.





## FIRST FLOOR

### LANDING

Loft hatch.

### BEDROOM ONE

3.8m x 2.8m (12'6" x 9'2")

Television point. Casement window to the rear. Radiator.



### BEDROOM TWO

3.8m x 2.7m (max) (12'6" x 8'10")

Airing cupboard housing the hot water cylinder with electric immersion heater. Two casement windows to the front. Radiator.

### BATHROOM & WC

1.9m x 1.9m (6'3" x 6'3")

White suite comprising bath with shower over, wash basin in vanity unit and low flush WC. Tiled floor. Half-tiled walls. Electric shaver point. De-misting bathroom mirror. Extractor fan. Casement window to the side. Heated towel rail.



## OUTSIDE

The house is set back from Pasture Lane, behind a low-level brick wall with ample parking on the tarmac driveway, which leads to a detached single garage. To the rear of the house is a decent sized garden with lawn and timber deck.

### GARAGE

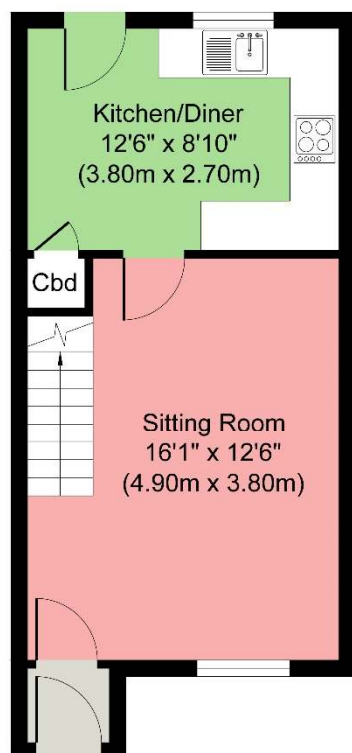
5.7m x 4.2m (18'8" x 13'9")

Roller shutter door to the front. Personnel door to the rear. Electric light and power. Automatic washing machine point.

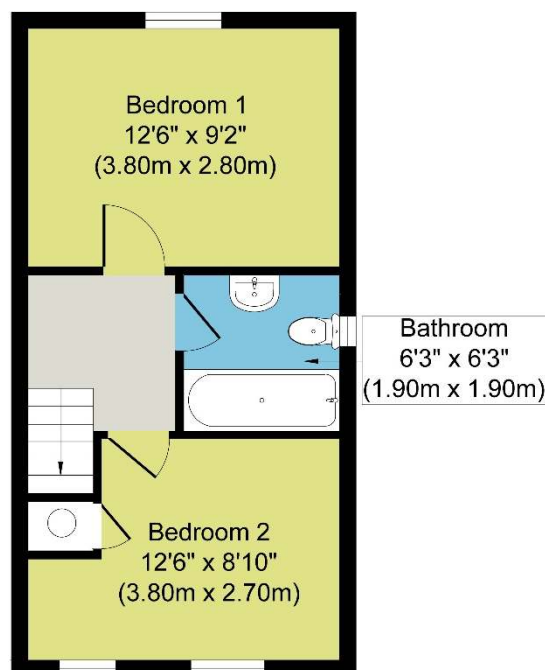


## GENERAL INFORMATION

Services:	Mains water, electricity, gas and drainage. Gas central heating.
Council Tax:	Band: C (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO17 7BS.
EPC Rating:	Current: C69. Potential: B85.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.



**Ground Floor**  
**Approximate Floor Area**  
**326 sq. ft**  
**(30.26 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**315 sq. ft**  
**(29.26 sq. m)**

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.