

3 QUARRY BANK MALTON



A spacious, three-bedroom semi-detached house in need of some updating but occupying a wonderful plot with extensive south-facing gardens & single garage in a good residential area within a short walk of town centre amenities.

Entrance hall, sitting room, dining room, kitchen with pantry cupboard, first floor landing, three bedrooms & house bathroom.

Gas central heating & uPvc double-glazing.

Attractive, well-stocked gardens. Range of outside stores. Nearby single garage.

Potential to create driveway parking.

GUIDE PRICE £245,000

This spacious, three-bedroom semi-detached house dates from the early 1940s and was constructed as a police house. The house enjoys an appealing location within a quiet cul de sac and occupies a larger than average sized plot with plenty of scope to extend, if required, subject to securing any necessary consents. Solidly constructed, with brick outer walls beneath a concrete tile roof, the property might now benefit from some gentle modernisation and updating but offers excellent potential. The overall accommodation totals approximately 990sq.ft, which in brief the comprises entrance hall, sitting room, dining room, and kitchen with pantry. To the first floor there are three bedrooms (two doubles, one single) and a house bathroom. Central heating is provided by a gas fired back boiler, there is cavity wall insulation and windows and doors are uPvc double-glazed.

Externally, there are well-stocked gardens to both the front and rear. The back garden enjoys a south-facing aspect, featuring lawn, several patio areas, shrub borders and three garden sheds. Adjoining the house is a utility room, outside toilet and store. There is potential to create a driveway within the front garden, if needed, and a single garage within a nearby block also forms part of the property.

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 is located within easy reach of the North York Moors and the Heritage coast. It also enjoys excellent transport links; the bus and railway stations are a short walk away; the latter having 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. Quarry Bank is a quiet cul de sac, leading off Milton Avenue. Number 3 can be clearly identified by our 'For Sale' board.



ACCOMMODATION

ENTRANCE HALL

4.7m x 1.9m (max) (15'5" x 6'3")

Staircase to the first floor. Understairs cupboard housing the consumer unit and electric meter. Coving. Radiator.



SITTING ROOM

4.5m x 3.5m (14'9" x 11'6")

Fireplace with electric fire. Coving. Casement window to the rear. Radiator.



DINING ROOM

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

Mains gas fire with back boiler. Coving. Two wall lights. French doors to the rear garden. Radiator.



KITCHEN

3.4m x 1.9m (11'2" x 6'3")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Electric oven and microwave. Gas hob with extractor hood above. Tiled floor. Casement window to the front.



PANTRY CUPBOARD

1.1m x 0.9m (3'7" x 2'11")

Casement window to the front. Fitted shelving.

FIRST FLOOR

LANDING

Casement window to the front. Coving. Loft hatch.

BEDROOM ONE

4.5m x 3.5m (14'9" x 11'6")

Coving. Casement window to the rear. Radiator.



BEDROOM TWO

3.6m x 2.9m (max) (11'10" x 9'6")

Coving. Casement window to the rear. Radiator.



BEDROOM THREE

2.7m x 2.6m (max) (8'10" x 8'6")

Coving. Fitted wardrobe. Casement window to the front. Radiator.



BATHROOM & WC

2.6m x 1.9m (8'6" x 6'3")

White suite comprising bath with shower over, wash basin in vanity unit and low flush WC. Extractor fan. Fully tiled walls. Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the front. Heated towel rail.



OUTSIDE

There are good-sized gardens to both the front and rear of the house, which are well-stocked and enjoy a good level of privacy. A single garage also forms part of the property and is located around 50 metres from the house, within a block of six.

UTILITY

2.4m x 1.5m (7'10" x 4'11")

Automatic washing machine point. Shelving. Casement window.

OUTSIDE WC

1.5m x 0.8m (7'10" x 2'7")

High flush WC. Casement window.

STORE

1.5m x 1.0m (7'10" x 3'3")

SINGLE GARAGE

5.2m x 2.8m (17'1" x 9'2")

Up and over door to the front. Casement window to the rear.



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 7HA.

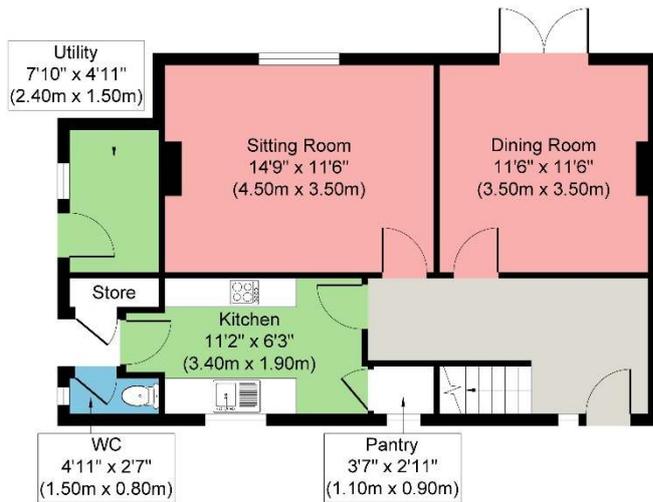
EPC Rating: Current: D63. Potential: C76.

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

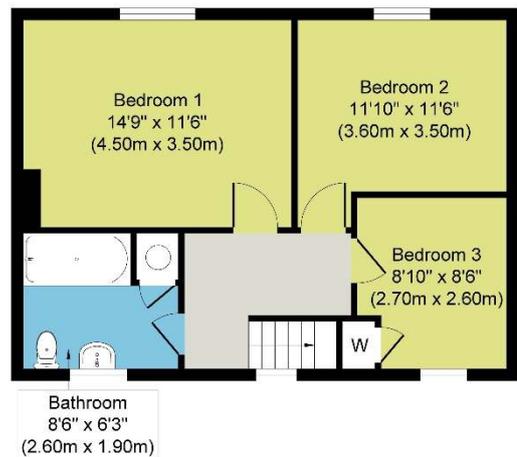




All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer 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
585 sq. ft
(54.35 sq. m)



First Floor
Approximate Floor Area
514 sq. ft
(47.79 sq. m)

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