

## 42 CRABTREE DRIVE MALTON



**A well-positioned three-bedroom semi-detached house enjoying an open outlook on the edge of this popular development, together with part-walled garden, driveway & garage.**

Entrance hall, sitting room, guest cloakroom, dining kitchen, first floor landing, master bedroom, en-suite shower room, two further bedrooms & house bathroom.

Double-glazing & gas central heating.

Corner plot with part-walled garden, tarmac driveway & detached single garage.

Popular location on the western side of town and within walking distance of local amenities.

### GUIDE PRICE £300,000

42 Crabtree Drive is a well-positioned, three-bedroom semi-detached house, which occupies a prime location within the Broughton Manor development, overlooking open space and just a short walk from Malton town centre. Built in 2014 by Taylor Wimpey, the house offers bright and airy accommodation and benefits from a largely walled rear garden, detached single garage and driveway parking. The house benefits from gas central heating and double-glazing throughout.

The house benefits from gas central heating and double-glazing, and its accommodation is arranged over two floors, amounting to approximately 925sq.ft, which in brief comprises entrance hall, sitting room, kitchen diner, guest cloakroom, first floor landing, master bedroom with en-suite shower room, two further bedrooms, and a house bathroom.

Constructed of brick outer walls beneath a slate roof, Number 42 is located at the western edge of the estate and occupies a corner plot with an open outlook. Most of the garden lies to the rear and is mostly walled. A tarmac driveway offers space to park, leading to a detached single 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 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.



## **ACCOMMODATION**

### **ENTRANCE HALL**

Staircase to the first floor. Tiled floor. Fuse box. Radiator.

### **SITTING ROOM**

4.4m x 3.9m (max) (14'5" x 12'10")

Television point. Telephone point. Casement window to the front. Radiator.



### **GUEST CLOAKROOM**

2.1m x 1.0m (6'11" x 3'3")

White low flush WC and wash basin. Extractor fan. Tiled floor. Radiator.

### **DINING KITCHEN**

4.9m x 3.2m (min) (16'1" x 10'6")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Four ring gas hob with extractor hood above. Electric, fan-assisted oven. Integrated dishwasher and washing machine. Cupboard housing the gas fired combination boiler. Pantry cupboard. Tiled floor. Casement window to the rear and French doors opening onto the rear garden. Two radiators.



**EN-SUITE SHOWER ROOM**

1.7m x 1.6m (5'7" x 5'3")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Tiled floor. Recessed spotlights. Casement window to the front. Radiator.



**FIRST FLOOR**

**LANDING**

Loft hatch. Radiator.

**BEDROOM ONE**

3.9m x 3.2m (excluding fitted wardrobes) (12'10" x 10'6")  
 Range of fitted wardrobes. Television point. Casement window to the front. Radiator.

### BEDROOM TWO

3.4m x 2.9m (min) (11'2" x 9'6")

Casement window to the rear. Radiator.



### BEDROOM THREE

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

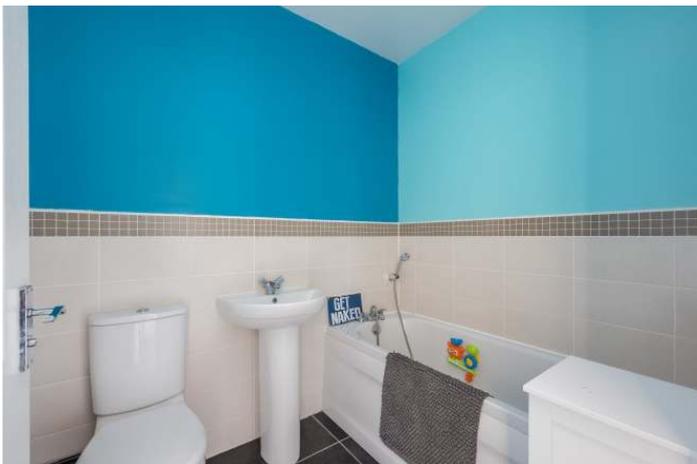
Casement window to the rear. Radiator.



### HOUSE BATHROOM

2.1m x 1.7m (6'11" x 5'7")

White suite comprising bath, wash basin and low flush WC. Extractor fan. Recessed spotlights. Tiled floor. Radiator.



### OUTSIDE

The house faces west and occupies a corner plot and is set behind a small front garden with a Portuguese laurel hedge wrapping around the front and side. Most of the garden lies to the rear and is securely enclosed, with a brick wall boundary to two sides. It is mostly laid to lawn, along with a paved patio area, perimeter border and a path leading to the side door of the garage and a bin storage area. A tarmac driveway offers space to park, and the garage has power and light laid on.

### DETACHED SINGLE GARAGE

5.3m x 2.6m (17'5" x 8'6")

Accessed from Greengage Close and with up and over door to the front and personnel door to the side. Electric light and power.



**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.

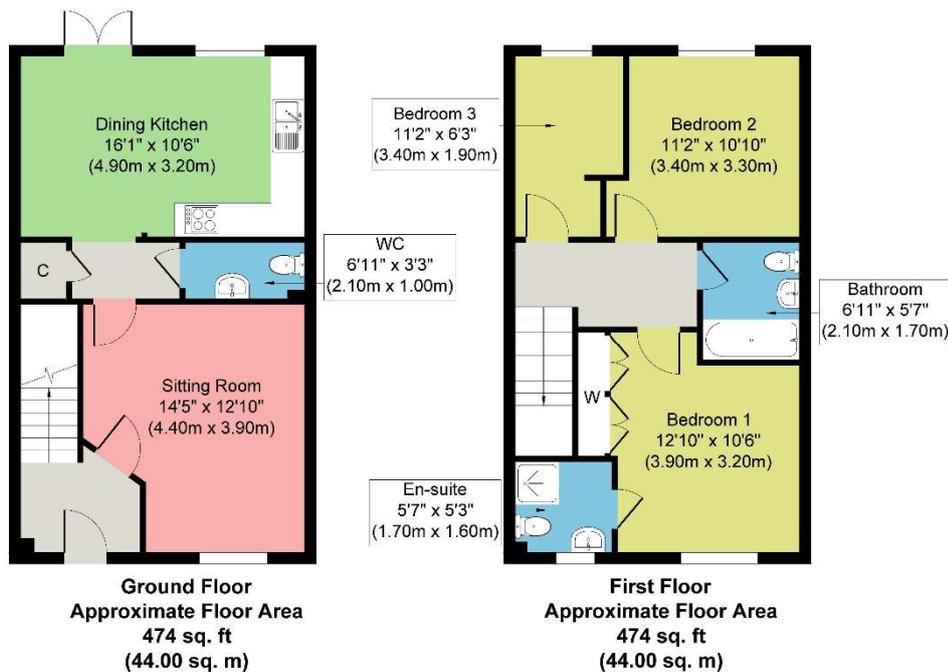
Post Code: YO17 7FQ.

EPC Rating: Current: C76. Potential: B81.

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.



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