

WILLOWGREEN
ESTATE AGENTS



**10 Leat Close
Malton, North Yorkshire YO17 9EQ**

Guide price £215,000

10 Leat Close is a three bedroom, semi detached family home with garage situated in a desirable and quiet cul-de-sac off Welham Road.

The accommodation briefly comprises; entrance hall, living room, conservatory, breakfast kitchen, three bedrooms and a house bathroom. The garden is mainly laid to lawn, enjoys a summer house that is currently used as an office with power and carpets and has a paved patio area. The garage has a 'shelter' to the front and benefits from further storage.

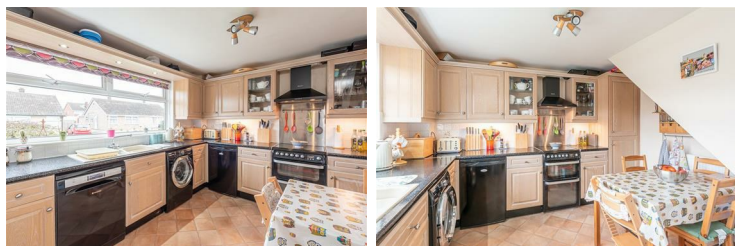
In recent years, Malton has been able to address many of the economic challenges faced by other rural towns. It offers a good range of amenities, including supermarkets, quirky shops, artisan food producers, restaurants, cafés and pubs, tennis courts, high street banks, gyms, a cinema and excellent schools. 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.

ENTRANCE HALLWAY

Half glazed door and window to side aspect, power points, radiator, stairs to first floor landing.

KITCHEN/BREAKFAST ROOM

14'0" x 11'8" (4.27m x 3.56m)



Window to front aspect, range of wall and base units with roll top work surfaces, larder cupboard, sink and drainer unit with mixer tap, space for dishwasher, space for washing machine, space for under counter fridge, space for freestanding cooker, extractor fan, tiled splash back, radiator, power points.

SITTING ROOM

17'3" x 14'0" (5.26m x 4.27m)



French doors leading to conservatory, power points, TV point, telephone point, radiator.

CONSERVATORY

11'3" x 10'9" (3.43m x 3.3m)



French doors leading to garden, windows to all aspects, radiator, power points.

FIRST FLOOR LANDING

Power points, loft access (fully boarded and boarded eaves storage with loft ladder).

BEDROOM ONE

14'0" x 9'8" (4.27m x 2.97m)



Window to rear aspect, fitted wardrobes and bedroom storage, power points, radiator.

BEDROOM TWO

10'0" x 7'4" (3.05m x 2.24m)



Window to side aspect, power points, radiator, over stairs storage cupboard with hanging space.

BEDROOM THREE

9'1" x 7'1" (2.77m x 2.16m)



Window to front aspect, radiator, power points, over stairs storage cupboard with power points.

BATHROOM



Window to front aspect, panel enclosed bath with shower over and glass screen, wash hand basin and WC with vanity storage, heated towel rail, fully tiled, extractor fan.

GARAGE

CAR PORT

GARDEN



SUMMER HOUSE



Fully carpeted, power points, WIFI and heating.

COUNCIL TAX BAND

SERVICES

Mains, drains, electric, Boiler installed 2018.



Approximate Gross Internal Area 942 sq ft - 88 sq m

