

# Malham Grove

INGLEBY  
HOMES



SALES & LETTINGS



Significantly extended, remodelled and upgraded  
Immaculately presented, viewing very much advised  
Four double bedrooms, all with robes, 'Master' with ensuite  
Enviably positioned, ample parking and attractive garden  
Large ground floor delivering flexible accommodation

£329,995



Multi-Award Wining



Benefiting from significant extension, and remodelling, this especially impressive four double bedroom property certainly deserves a closer look. Occupying an enviable position, tucked away in a proud spot, with extended parking, integral garage, and attractive, enclosed rear garden which boasts a sunny aspect.

Internally, the extension has allowed the dining room to be extended - and could easily be optimised as a second living room, with rear conservatory and study off. A garden room is now open plan to the superb refitted kitchen/breakfast space, a feature worthy of special mention. All four first floor bedrooms are comfortable doubles, and all benefit from fitted robes, with the 'Master' enjoying a modern ensuite.

Very briefly, the immaculately presented accommodation comprises an entrance hall, bay-fronted lounge, open-plan kitchen/garden room, utility, cloakroom/WC, large dining room, conservatory and study to the ground floor. The first floor delivers four bedrooms, ensuite, and separate family bathroom.

GROUND FLOOR

1ST FLOOR





# “The Ingleby Barwick Experts”







Tenure: Freehold

Council Tax Band: E

EPC Rating: TBC

**INGLEBY  
HOMES**  
SALES & LETTINGS

AGENTS NOTE: Every care has been taken with the preparation of these details, but they are for general guidance only. Measurements and dimensions are approximate, and any fixtures or fittings shown in photography does not infer that they are to be included within the sale. The agent has not tested any appliances or supplies and professional verification of these should be sought prior to purchase if required. These particulars do not constitute a contract or part of a contract.