

## 15 PICKWICK CLOSE MALTON



**A well maintained three-bedroom semi-detached house occupying a large plot, together with garage & ample parking, within a quiet cul de sac.**

Entrance hall, sitting room, kitchen diner,  
first floor landing, three bedrooms & house bathroom.  
uPvc double-glazing. Gas central heating (replacement boiler).  
Single garage, ample driveway parking, extensive, south-facing gardens.  
No onward chain.

### OFFERS OVER £220,000

The property consists of a well-maintained semi-detached house, built just over 30 years ago and occupying a much larger than average plot with south-facing rear garden. The tarmac driveway offers plenty of space to park and leads to a single garage.

Whilst some buyers may look to update the cosmetic fit out of the house, it benefits from uPvc double-glazing, gas central heating, an intruder alarm system, and offers fantastic potential to create a lovely family home. The accommodation amounts to a little over 750sq.ft and briefly comprises entrance hall, sitting room, dining kitchen, first floor landing, three bedrooms and a house bathroom.

Externally, much of the garden is laid to lawn and enjoys a good degree of privacy and offers scope to extend the house, if required. There is a further lawned garden to the front and the property enjoys an elevated, open outlook.

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. Pickwick Close is a quiet cul de sac, located off Copperfield Close.



## **ACCOMMODATION**

### **ENTRANCE HALL**

Staircase to the first floor. Coving. Cloaks cupboard. Telephone point. Radiator.

### **SITTING ROOM**

4.1m x 3.7m (13'5" x 12'2")

Mains gas fire with marble surround and hearth. Coving. Television point. Casement window to the front. Radiator.



### **KITCHEN DINER**

4.8m x 3.3m (15'9" x 10'10")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Electric double oven and four ring ceramic hob with extractor hood above. Automatic washing machine point. Coving. Understairs cupboard. Casement window to the rear. French doors opening onto the rear garden. Two radiators.



## FIRST FLOOR

### LANDING

Loft hatch. Cupboard housing the Worcester gas fired combi boiler.

### BEDROOM ONE

4.1m x 2.6m (13'5" x 8'6")

Fitted wardrobe and further fitted cupboard with shelving. Two casement windows to the front. Radiator.



### BEDROOM TWO

2.8m x 2.7m (9'2" x 8'10")

Range of fitted wardrobes. Casement window to the rear. Radiator.



### BEDROOM THREE

2.7m x 1.9m (8'10" x 6'3")

Fitted wardrobe. Casement window to the rear. Radiator.



### BATHROOM & WC

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

Matching suite comprising bath with shower over, wash basin and low flush WC. Electric shaver socket. Casement window to the side. Radiator.

### OUTSIDE

A tarmac driveway runs alongside the house and leads to a single garage, which has power and light laid on. There are nicely maintained gardens to both the front and rear. The front garden is open-plan and laid to lawn, along with a standard rose. The back garden is a terrific size, enjoys a south-facing aspect and is made up of lawn, along with a paved patio area.

### SINGLE GARAGE

5.3m x 2.7m (17'5" x 8'10")

Up and over door to the front. Electric light and power. Concrete floor.





## 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 7YW.

EPC Rating: Current: C71. Potential: B86.

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.

