



7 Colling Wood Gardens | Malton

No.7 is a much improved and beautifully appointed three bedroom detached property situated in a sought after residential area, within walking distance of extensive local amenities. Both the A64 and main line train station are within one mile, for commuting to York, Leeds, and further afield.

- A beautifully presented detached property
- Three bedrooms and house bathroom
- Gardens to the front and rear
- Sitting room, kitchen/dining room, conservatory, and cloakroom
- Off-street parking and detached garage
- Desirable location with easy access to Malton's extensive shopping and transport facilities



Guide Price £350,000

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ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

9'11 x 6'3 (3.02m x 1.91m)

With uPVC entrance door, and staircase to the first floor.

CLOAKROOM

Front aspect opaque uPVC double glazed window, part tiled walls, low flush wc, and wash hand basin set into a vanity unit.

LIVING ROOM

16'2 x 15'1 (4.93m x 4.60m)

With front aspect uPVC double glazed window, wood burning stove set on a slate hearth and surround, oak flooring, radiator, and double doors opening to:

KITCHEN / DINING ROOM

19'7 x 9'4 (5.97m x 2.84m)

Fitted with a range of modern base and wall mounted units and oak work surfaces over with matching up stands, ceramic sink and drainer, breakfast bar, plumbing for a washing machine, 'Stoves' gas range-style cooker with 5 ring hob, tiled splash back and extractor hood over, space for a fridge freezer, under stairs cupboard, and part glazed uPVC door to the outside. Opens to:

CONSERVATORY

10'5 x 9'9 (3.18m x 2.97m)

Of uPVC construction, with French doors to the rear garden, and radiator.

TO THE FIRST FLOOR

LANDING

7'6 x 6'5 (2.29m x 1.96m)

BEDROOM 1

15'1 x 10'8 (4.60m x 3.25m)

With front aspect uPVC double glazed window, built-in wardrobes, and radiator.

BEDROOM 2

11'10 x 9'7 (3.61m x 2.92m)

With rear aspect uPVC double glazed window, built-in wardrobes, and radiator

BEDROOM 3

10'6 x 8'9 (3.20m x 2.67m)

With front aspect uPVC double glazed window, radiator, built-in wardrobe, and over stairs cupboard housing an 'Ideal' gas-fired combi boiler.



BATHROOM

A three-piece suite comprising panelled bath with 'Aqualisa' shower over, pedestal wash hand basin, and low flush wc. Part-tiled walls, and chrome heated towel rail.

OUTSIDE

The property is complemented by a lawned garden area to the front with established beech hedge planting on the front boundary. A driveway to the side leads to the detached garage and provides off-street parking, with pedestrian gate to the rear garden. To the rear is a patio area with lawned garden beyond with herbaceous borders.

DETACHED GARAGE

With up and over door to the front.

SERVICES

Mains electricity, gas, water and drainage. Gas-fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession upon completion.

VIEWING

Strictly by appointment with the Agents: 01653 692151.

DIRECTIONS

From our Malton office proceed down Market Street and turn right on to Yorkersgate. Continue on to York Road and turn right on to Rockingham Close, and then turn right on to Colling Wood Gardens. No.7 is situated on your left hand side and can be easily identified by our BoultonCooper 'For Sale' board. Postcode: YO17 7YQ.

COUNCIL TAX BAND

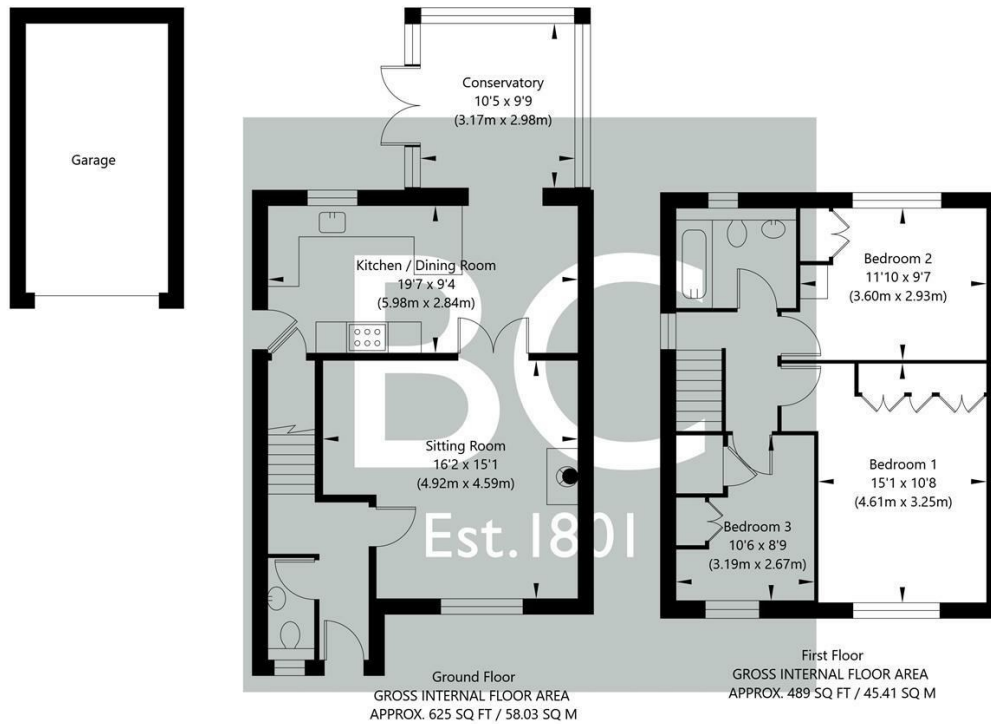
We are verbally informed the property lies in Band D. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed at our Malton Office.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1114 SQ FT / 103.44 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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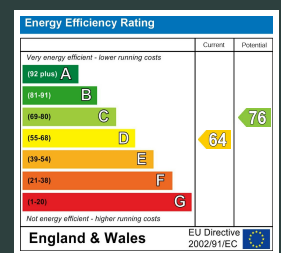
COUNCIL TAX BAND

D

ENERGY PERFORMANCE RATING

D

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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