



1 Ropery Walk | Malton

A two bedroom semi-detached bungalow with deceptively spacious gardens and grounds situated in quiet cul-de-sac location, and within walking distance of centre of Malton. The property now offers scope for further modernisation and improvements, with the potential for extension, subject to the necessary planning consents.

- Two bedroom semi-detached bungalow
- Two bedrooms and bathroom
- Off-street parking and garage
- Offering scope for modernisation and improvement
- Kitchen, living room and conservatory
- Gardens to the front and rear
- Quiet cul-de-sac location
- No onward chain

Guide Price £240,000



1 Ropery Walk | Malton



ACCOMMODATION

ENTRANCE HALL

16'5" x 3'5" (5.00m x 1.04m)

SITTING ROOM

15'7" x 11'2" (4.75m x 3.40m)

Dual aspect with uPVC double glazed windows to the front and side, gas fireplace with marble hearth and timber surround, double radiator.

KITCHEN

10' x 9'10" (3.05m x 3.00m)

Rear aspect uPVC double glazed window, range of fitted base and wall mounted units, sink and drainer, plumbing for washing machine and dishwasher, electric cooker point. Pantry cupboard with shelving.

BEDROOM 1

12' x 11' (3.66m x 3.35m)

Front aspect uPVC double glazed window, fitted wardrobe, single radiator.

BEDROOM 2

10' x 9' (3.05m x 2.74m)

Rear aspect uPVC double glazed window, wardrobe cupboard, single radiator, uPVC double glazed door to:

CONSERVATORY

11'1" x 8'11" (3.38m x 2.72m)

uPVC double glazed on brick base.

OUTSIDE

To the outside, there are gardens to the front with central path to the property, and walkway to the side leading to the rear gardens, together with private drive.



GARAGE

19'11" x 8'6" (6.07m x 2.59m)

Double timber doors to the front.

SERVICES

Mains water, electricity, gas and drainage. All the services have not been tested, but we assume they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession on completion.

COUNCIL TAX BAND

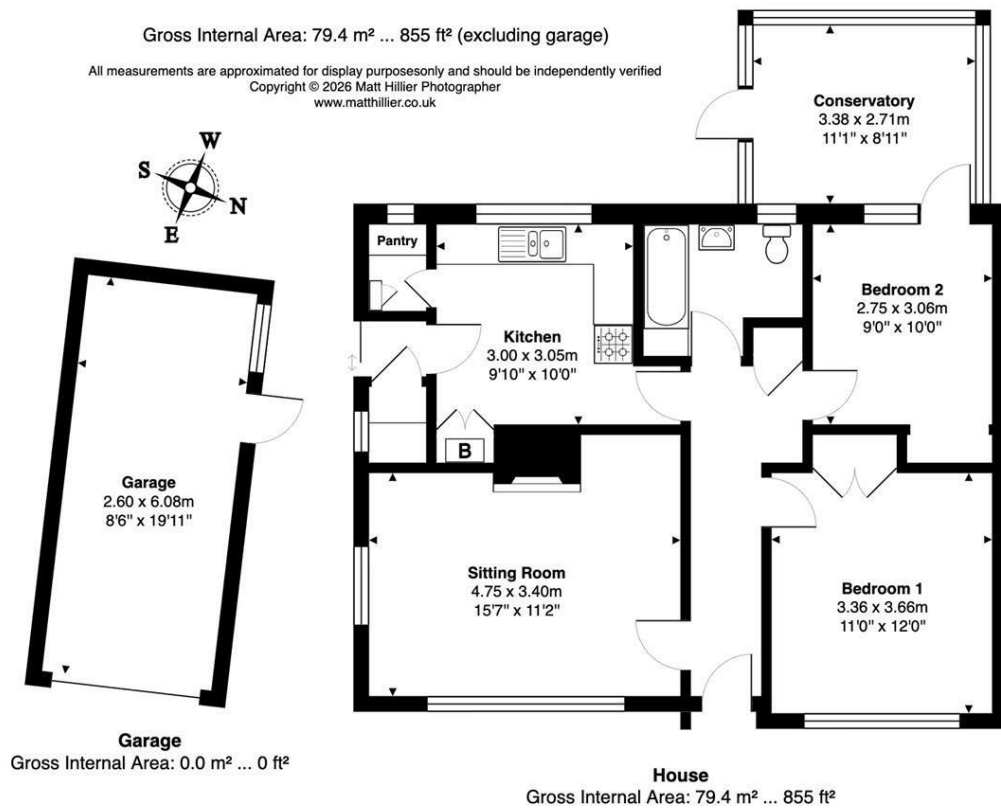
We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

ENERGY PERFORMANCE RATING

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



1 Ropery Walk | Malton



VIEWING

Strictly by appointment with the agents.

COUNCIL TAX BAND

C

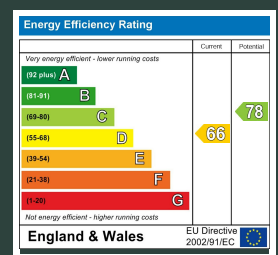
ENERGY PERFORMANCE RATING

BAND D

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk



boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801