



35 Maiden Greve | Malton

We are delighted to offer this well appointed and extended detached family home offering flexible accommodation, situated in this prominent residential position within a ten to fifteen minute walking distance from the excellent local shopping and transport facilities of the Historic Market Town of Malton and easy links onto the A64, York and Scarborough, and on the doorstep of the National Landscape, Castle Howard Estate with its beautiful house and country gardens nestled between the North York Moors and Yorkshire Wolds.

- Spacious detached family home in a quiet cul-de-sac position
- Extension/Annexe with further ground floor bedroom and wet room
- Private driveway with ample off-street parking and single garage
- Prestigious central Malton location
- Entrance hall, cloakroom, living room, dining room, kitchen and large conservatory
- Four bedrooms, shower room and family bathroom
- Well established front and rear gardens. with summer house and timber shed
- NO ONWARD CHAIN



Guide Price £485,000

BoultonCooper

BC
Est. 1804

35 Maiden Greve | Malton



ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

Staircase to the first floor, storage cupboard, radiator.

CLOAKROOM

Low flush wc, wash hand basin, extractor fan, radiator.

LIVING ROOM

17'9" x 12'2" (5.41m x 3.71m)

Fireplace with gas fire on slate hearth with brick effect surround, uPVC double glazed window to the front, 2no radiators.

DINING ROOM

12'8" x 9'8" (3.86m x 2.95m)

Sliding patio doors to conservatory, radiator, door to Annexe.

KITCHEN

19'7" x 11'8" (5.97m x 3.56m)

Range of modern base and wall mounted units, integral oven, grill and microwave, 2no. sink and drainers with chrome mixer taps, marbled worktop and splashback, ceramic hob with extractor fan over, plumbing for washing machine, vertical radiator, uPVC windows to the rear and side aspect, door to garage, door to rear patio area.

CONSERVATORY

18'7" x 15'8" (5.66m x 4.78m)

Large uPVC conservatory on brick base, French doors to the rear.

ANNEXE BEDROOM / RECEPTION ROOM

18'4" x 12'8" (5.59m x 3.86m)

uPVC double glazed window and entrance door to the front, skylights, loft hatch, 2no. radiators

EN-SUITE WET ROOM

12'8" x 8'9" (3.86m x 2.67m)

Large walk-in shower, low flush wc with shower attachment, wash hand basin, heated towel rail, extractor fan, uPVC double glazed window to the rear.

INTEGRAL SINGLE GARAGE

17'1" x 9'2" (5.21m x 2.79m)

Electric roller door to the front, gas central heating boiler, electric power and lighting, personnel door to kitchen, uPVC window to the rear.

ON THE FIRST FLOOR

LANDING

Skylight

SHOWER ROOM

6'6" x 3'3" (2.0m x 1m)

BEDROOM 1

13'9" x 10'6" (4.19m x 3.20m)

Fitted wardrobes, built-in cupboard, wash hand basin over vanity unit with tiled splashback, uPVC double glazed window to the front, radiator, door to dressing room.



DRESSING ROOM

7'10" x 5'7" (2.39m x 1.70m)

Fitted wardrobes, radiator, uPVC double glazed window to the front.

BEDROOM 2

13'1" x 11'10" (3.99m x 3.61m)

Built in cupboard, wash hand basin, uPVC double glazed window to the rear, radiator.

BEDROOM 3

13'5" x 9'2" (4.09m x 2.79m)

Corner shower cubicle, wash hand basin, extractor fan, loft hatch with ladder and lighting, uPVC double glazed window to the front, radiator.

BEDROOM 4

10'2" x 8'10" (3.10m x 2.69m)

uPVC double glazed window to the rear, built-in cupboard, radiator.

FAMILY BATHROOM

8'9" x 7'2" (2.67m x 2.18m)

Three piece suite comprising panelled bath with shower mixer tap, low flush wc, wash hand basin over vanity unit, chrome heated towel rail, fully tiled walls, extractor fan, airing cupboard, opaque uPVC double glazed window to the rear.

OUTSIDE

The property benefits from a spacious private driveway to the front with ample off-street parking, bordered by an established hedgerow, lawned area with herbaceous borders. To the rear there is a good sized well established enclosed lawned garden with herbaceous borders, summer house and timber shed.

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.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

WHAT3WORDS

///makeovers.jousting.rattled

COUNCIL TAX BAND

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

ENERGY PERFORMANCE RATING

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



35 Maiden Greve | Malton



35 Maiden Greve, Malton. YO17 7BE

Approx Area
179m sq
1936 ft sq



VIEWING

Strictly by appointment with the Agent.

COUNCIL TAX BAND

F

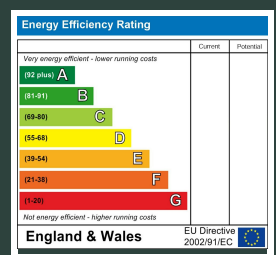
ENERGY PERFORMANCE RATING

TBC

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