



5 Hamilton Green | Malton

A spacious and well-appointed four bedroom detached family home occupying a delightful position in this quiet residential location, only a short walking distance from the town centre. To the outside, there are deceptively spacious gardens and grounds, detached double garage and off-street parking.

- Four bedroom detached family house
- Four double bedrooms, master with ensuite and family bathroom
- Gardens to the front and rear, private driveway, detached double garage, workshop and summer house
- Sitting room, dining room, kitchen, utility room and conservatory
- Situated within walking distance of Malton town centre
- No Onward Chain

Guide Price £475,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

uPVC double glazed door, uPVC double glazed window to the front, single radiator.

CLOAKROOM

hand wash basin over vanity unit, low flush wc, heated chrome towel rail.

SITTING ROOM

21'7" x 10'8" (6.58m x 3.25m)

uPVC double glazed window to the front, uPVC double glazed french doors leading to the conservatory, 2no. double radiators

CONSERVATORY

13'10" x 11'2" (4.22m x 3.40m)

Under floor heating, thermostat, ceiling fan, french doors leading to a decked area at the rear.

DINING ROOM

12'6" x 9'9" (3.81m x 2.97m)

uPVC double glazed window to the front, single radiator

KITCHEN

12'10" x 9'9" (3.91m x 2.97m)

Fitted with a range of base and wall mounted units with granite work surfaces over, 1 & ½ bowl stainless steel sink and drainer with chrome mixer tap over, integrated appliances including oven, microwave, warming drawer, 5 burner gas hob with extractor fan over, dishwasher and fridge/freezer. Rear aspect uPVC double glazed window to the rear, single radiator.

UTILITY ROOM

6'2" x 5'10" (1.88m x 1.78m)

Range of fitted base and wall mounted units, plumbing for washing machine, stainless steel sink with chrome mixer tap over, single radiator, uPVC double glazed window to the rear, uPVC double glazed back door.

FIRST FLOOR

LANDING

BEDROOM 1 (W)

13'10" x 10'11" (4.22m x 3.33m)

Wall length fitted wardrobes, front aspect uPVC double glazed window single radiator.

ENSUITE SHOWER ROOM

Three piece suite comprising corner shower, hand basin over vanity unit, low flush wc, heated towel rail, opaque uPVC window to the front.

BEDROOM 2 (W)

13'1" x 13' (3.99m x 3.96m)

uPVC double glazed window to the front, double radiator, airing cupboard housing hot water cylinder.

BEDROOM 3 (E)

9'6" x 8'8" (2.90m x 2.64m)

uPVC double glazed window to the rear, double radiator.

BEDROOM 4 (E)

8'10" x 8'8" (2.69m x 2.64m)

uPVC double glazed window to the rear, single radiator.



FAMILY BATHROOM

Three piece suite comprising panelled bath with shower over, hand wash basin over vanity unit, low flush wc, tiled floor

OUTSIDE

Open lawned gardens to the front with herbaceous borders, tarmacadam driveway to the side, leading to the garage. To the rear, there are delightful enclosed gardens, comprising decked area with gravelled seating areas, lawned gardens beyond flanked by herbaceous borders. Timber garden shed (13'9" x 7'4") with electric power and lighting and summerhouse.

DETACHED DOUBLE GARAGE

16'11" x 16'6" (5.16m x 5.03m)

With remote control power assisted door, electric power and lighting.

SERVICES

Mains water, drainage and electricity. 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 on completion.

VIEWING

By appointment with the Agents, BoultonCooper. Tel. 01653 692151.

DIRECTIONS

From our Malton office, turn right onto the B1248 towards York, continue for half a mile, turn right onto Rockingham Close. Take your first right onto Colling Wood Gardens and first right again onto Hamilton Green. The property is on the left hand side.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE RATING

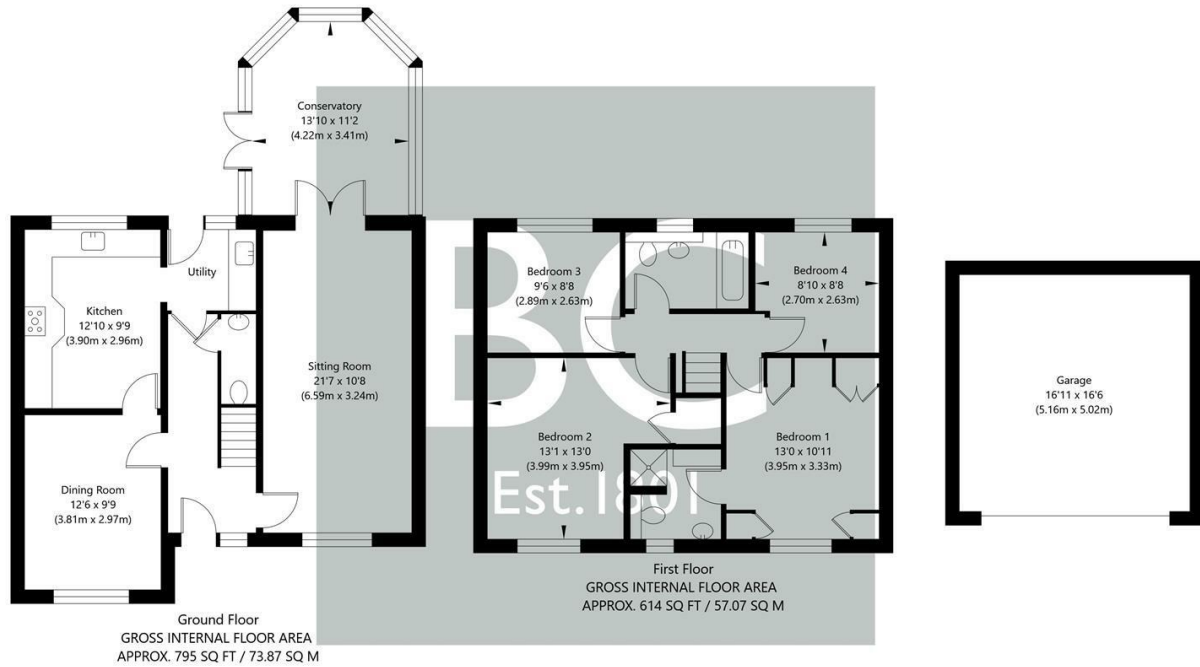
Assessed in Band D. The full EPC can be viewed at our Malton office.

AGENT'S NOTE

One of the vendors of the property is an employee of the selling agents.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1409 SQ FT / 130.94 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

Strictly by appointment with the Agents

COUNCIL TAX BAND

E

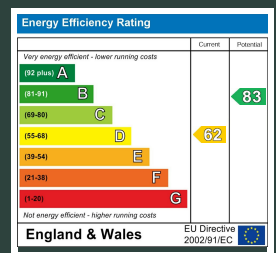
ENERGY PERFORMANCE RATING

D

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