



Malton Road, York Offers Over £550,000

Sitting in approximately 0.35 of an acre, this tree-lined plot is home to a beautifully extended detached family home with thoughtfully manicured gardens which boasts a range of outbuildings and well-established trees and plants. Close to the A64, the property has great access to York City Centre and is just minutes from Monks Cross.

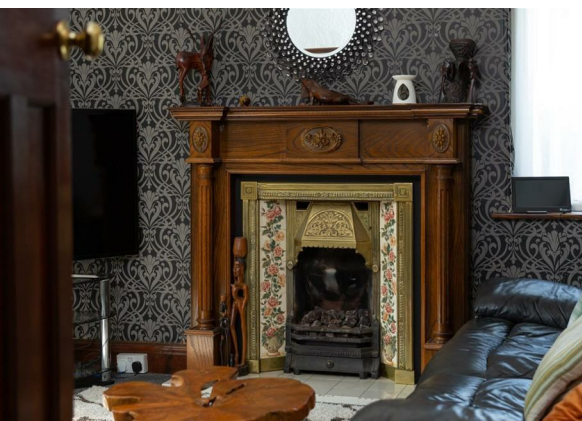


The property is entered via a timber glazed door into a hallway with solid timber floor and a staircase leading to the first floor accommodation. Doors from the hallway turn into the property's two good sized reception rooms and a useful cloaks cupboard.

To the front elevation of the property sits the principal reception room which offers dual aspect with a large bay window providing ample natural light. Being the focal point of the room is a feature fireplace with timber mantel and inset gas fire.

The second reception room presents a cosier living area, with a feature granite fireplace and timber French doors opening onto the vast rear gardens.

A highlight of the property is the standout open plan family kitchen which consists of a range of units, hallmark stove and plenty of space for a dining area, as well as a separate area which is currently used as a home study. The living kitchen enjoys half-height panelling, windows to all sides and a large velux roof light. This room provides the perfect space for entertaining family and friends. A traditional stable door leads out to the rear of the property into the exceptional outdoor space.



Found on the first floor are three bedrooms. The two larger double bedrooms both enjoy mirrored fitted wardrobes and stripped wooden flooring. The master bedroom boasts a large double glazed uPVC bay window, with bedroom two having a large wooden-framed window overlooking the rear garden. A further good sized single bedroom sits at the front of the property.

The marble-tiled house bathroom incorporates a low flush W/C, floating hand wash basin with mixer tap and a curved panel jacuzzi-style bath with handheld shower over. A large jacuzzi-style corner shower with mains rainfall shower head and a heated towel rails adds to the spa-like feel of the bathroom.



The property sits on a generous sized plot just off Malton Road, entered through wrought iron electric gates with brick pillars, onto the paved driveway which offers ample off street parking. The mature front garden is lined with established trees. Outside lighting and CCTV cameras offer extra security for the property, which also benefits from having fitted solar panels. Found further along the driveway are paths leading to the rear garden, with a practical outside tap found on the side of the property.

A range of outbuildings can be found to the rear of the property, including an outside W/C, with storage and utility and a timber workshop to the rear. An additional timber workshop with working light and power can be found further down the garden as well as a sizeable greenhouse.



Stretching to approximately 0.35 of an acre, the tree-lined plot presents manicured lawns, well stocked flower beds and borders as well as an impressive treehouse and ornamental pond. The garden boasts a range of mature fruit trees, including apple, cherry, plum and pear. The exceptional outdoor space catches the eye as a highlight which makes this property an ideal family home, perfect for entertaining in the garden and an amazing spot for al fresco dining.

The property is situated on Malton Road, providing great access to the A64 and York City Centre, with Monks Cross and Vangarde on its doorstep.

Tenure: Freehold

Services: Mains water, electricity, septic tank and gas central heating

EPC Rating: 57 - D

Council Tax: York - Band E

Viewings: Strictly via the selling agent 01904 625533

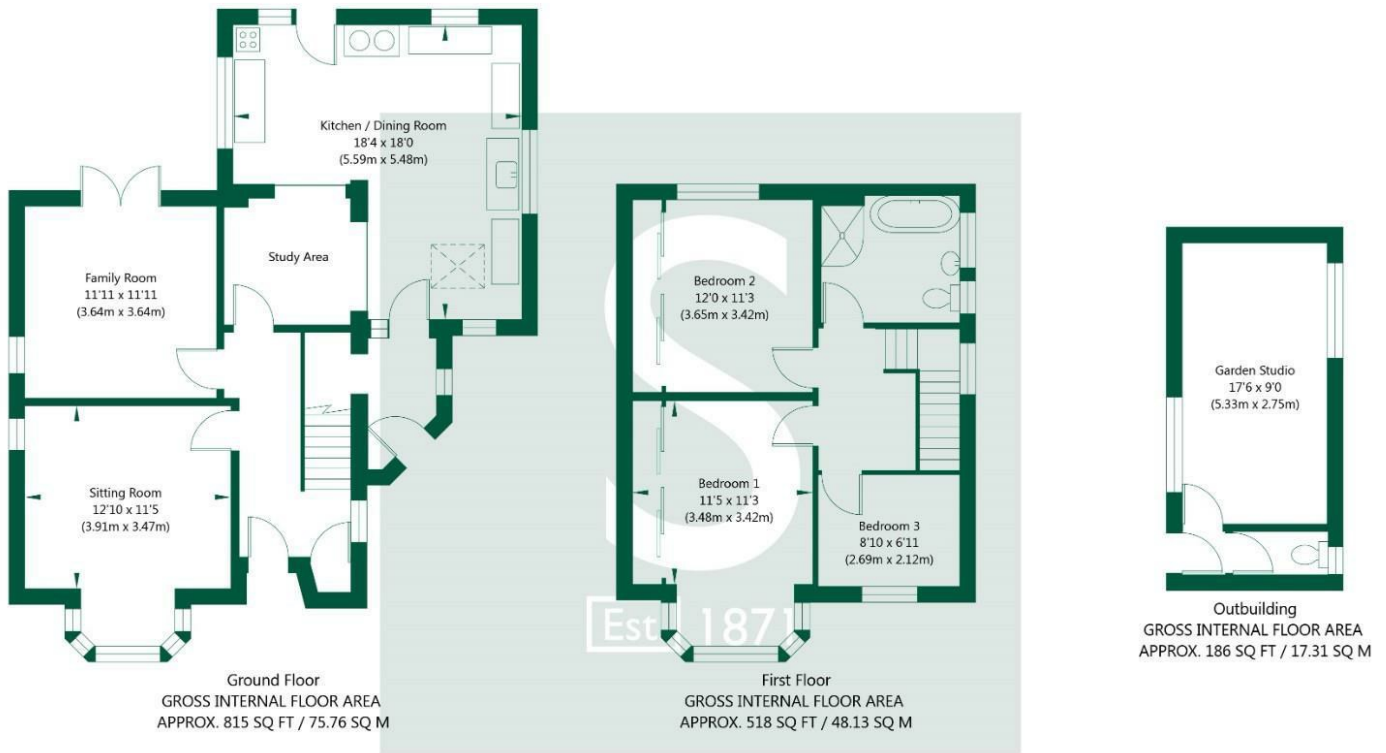
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Malton Road, York, YO32 9TD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House - 1333 SQ FT / 123.89 SQ M
Total - 1519 SQ FT / 141.2 SQ M - (Including Outbuilding)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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