

Blenkin
& Co
ESTABLISHED 1992



5 MALTON WAY • YORK





5 MALTON WAY

Clifton Without, York YO30 5SG

York city centre 1½ miles • railway station 2 miles 1½ miles on foot • A1(M) 15 miles • Harrogate 21 miles

Delightful period house surrounded by lovely gardens in one of York's favoured locations

Porch • entrance and staircase hall • utility/laundry room • store room • kitchen with pantry • dining room • sitting room • family room • garden room

Principal bedroom suite with bathroom and dressing room/study • 3 further bedrooms • house bathroom • separate wc

Gardens • driveway • garage

For Sale Freehold

5 Malton Way is a fine Rowntree house of robust construction built in accordance with the enlightened principles that originated from the Quaker philanthropist, Joseph Rowntree. The object was to secure "an unusual amount of sunniness, cheerfulness, brightness and openness" with "gardened expanses commanded from all the principal windows". Enjoying a corner plot and invitingly set back from the road, this handsome detached house comes with a garage and mature gardens to three sides.

- Detached period house within a leafy 1930s garden suburb
- Circa 1932 with some lovely period features
- Accommodation extending to 2000 sq ft (excluding garage and store)
- Corner plot - gardens on three sides
- Garage and off-street parking
- Peaceful no-through residential road
- Opposite the green open spaces of Clifton Ings
- 1½ miles from York's medieval walls

5 Malton Way has retained a number of its "aspirational" period features, notably the original steel Crittal windows and French doors with restored door furniture. Ultraviolet ray 'Vitaglass' invented in 1920s, remains in some of the panels. There are panelled doors, fireplaces and a traditional walk-in pantry with cold slab, fly screen and tiled floor. An extension was skilfully added in the 1980s creating a garden room and, more recently, the owners have updated the house, paying attention to the electrics, heating system and roof. Two bathrooms were fitted and the property painted externally in 2024.

The sitting room with its traditional fireplace is part open plan to the family room, extending some 25 ft and even further through double doors to the garden room. This is a wonderful, light-filled space, ideal for family gatherings, that concludes with French doors opening west onto the landscaped garden. The dining room has original double French doors and windows that open south to the sheltered leafy garden terrace. It is part open to the kitchen with its south facing window and walk-in pantry. The kitchen is fitted with beech cabinets and work tops, an electric hob, grill and built-in ovens. Under the stairs is a utility/laundry/cloaks cupboard with a Sheila Maid and original Butler sink and the large porch doubles up as a boot room/cloaks room

Spanning the western end of the first floor is the principal bedroom suite. The bedroom is double aspect and has fitted wardrobes; it comes with a study/dressing room and stylish bathroom including a walk-in shower and heated towel rail. There are three further double bedrooms that face south across the garden and a house bathroom with separate wc. In addition, there is a large, boarded loft with a skylight and two hatches with dropdown ladders.

Outside

The mature gardens wrap around the house with boundaries protected by a privet hedge. There is a variety of colourful shrubs and trees including a magnolia and white flowering cherry as well as flower beds, stretches of lawn, a small pond and paved terraces and pathways. Double timber gates in Flavian Grove open to the driveway where there is a parking space in front of a single garage. The

integral garage is 25 ft long and comes with a separate gardener's wc.

Environs

Malton Way is tucked between Shipton Road and Rawcliffe Lane. It forms part of a Rowntree garden suburb comprising a handful of charming houses, tree-lined streets with grass verges, and generous gardens. The city centre is within easy reach via Clifton village (with convenience store, pub, independent shops and café) and the handsome Georgian

thoroughfare of Bootham. Local state schooling and top independent schools, St Peter's and Bootham schools, lie within comfortable walking distance, and Homestead Park and York Sports Club are situated just across Shipton Road. Riverside pathways and cycle routes provide an alternative route to the railway station and city as well as north to Beningbrough Hall. Just over a mile to the north is Clifton Moor retail park and the ring road which connects to the A59, the A64 and A1(M).



Tenure: Freehold

EPC Rating: D

Council Tax Band: F

Services & Systems: All main services. Gas central heating. Superfast broadband. Fibre box in Malton Way.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

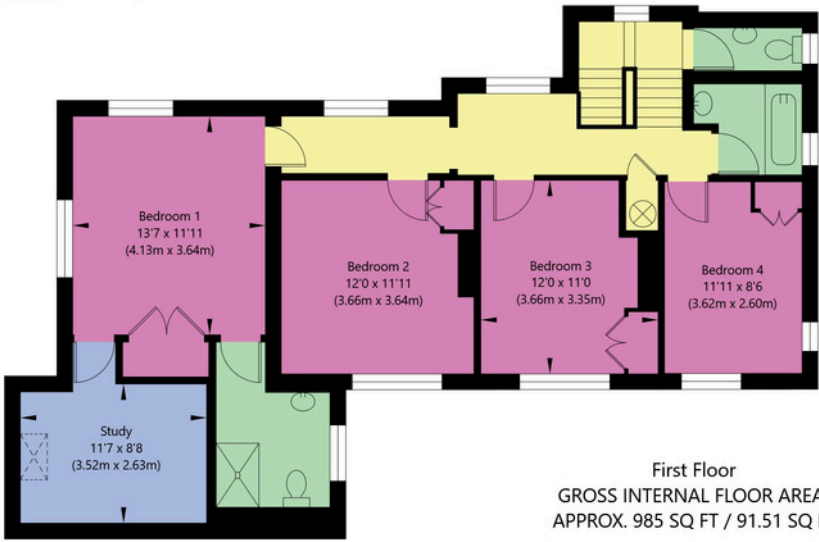
Local Authority: City of York Council www.york.gov.uk Conservation area

Directions: No. 5 lies off Shipton Road, on the corner of Malton Way and Flavian Grove. What3words www.what3words.com [alive.invest.using](http://www.alive.invest.using)

5 Malton Way, York, YO30 5SG



Ground Floor - (Excluding Garage & Store)
GROSS INTERNAL FLOOR AREA
APPROX. 1015 SQ FT / 94.26 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 985 SQ FT / 91.51 SQ M

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	79 C
39-54	E		
21-38	F		
1-20	G		

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2000 SQ FT / 185.77 SQ M - (Excluding Garage & Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2024

Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs, particulars: August and October 2024



City

Country

Coast