



## 14 Pickwick Close , YO17 7YW

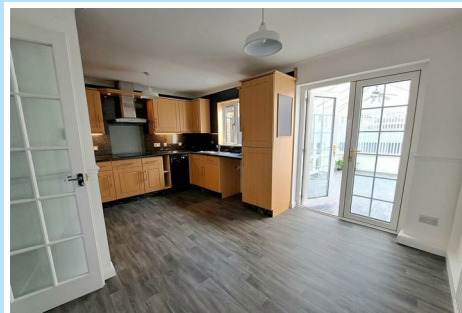
Offers Around £240,000



# 14 Pickwick Close

, Malton, YO17 7YW

Offers Around £240,000



This stunning three bedroom semi has been tastefully decorated and carpeted throughout and is offered for sale with no onward chain. The property is located in a very sought after cul-de sac which lies within easy reach of popular local schooling. The accommodation offers an entrance hall, good size sitting room, fitted kitchen/diner with newly fitted oven and hob, spacious conservatory and an additional room to the rear of the garage which is ideal as a home office or studio. To the first floor there are three well proportioned bedrooms and the family bathroom. There is a lovely secure and easily manageable garden with driveway parking and access to the front section of the garage (used only for storage). A fantastic home in pristine condition!

- Immaculate three bedroom semi in a lovely cul-de-sac position
- Spacious conservatory
- NO ONWARD CHAIN
- Great location for local schooling!
- Newly decorated and carpeted throughout
- Garage/Part converted studio or home office
- Fully enclosed garden / Easy maintenance
- Generous size kitchen/diner
- Driveway parking
- Gas central heating and double glazing throughout

## Entrance Hall

UPVC main front entrance door, stairs and, built-in cupboard, radiator.

## Sitting Room

13'7 x 12'2 max (4.14m x 3.71m max)

UPVC double glazed front aspect window, contemporary wall mounted fire, television and telephone points, picture rail, ceiling coving, radiator. Double doors into:

## Kitchen / Dining Room

15'7 x 10'7 (4.75m x 3.23m)

UPVC double glazed rear aspect window, range of base and wall units, built-in electric oven, hob and extractor hood, built-in fridge/freezer, plumbing for dishwasher and plumbing for washing machine, granite effect work surfacing, ceiling coving, understairs storage cupboard, radiator, UPVC French doors into:

## Conservatory

16'3 x 8 (4.95m x 2.44m)

Television and telephone points, radiator, French doors leading outside.

## Landing

Hatch to loft space, built-in airing cupboard housing hot water tank and replacement gas central heating boiler.

## Bedroom One

15'7 x 8'6 (4.75m x 2.59m)

Two front windows, modern range of built-in full length wardrobes, built-in overstairs cupboard, telephone point, radiator.

## Bedroom Two

9'3 x 9'1 (2.82m x 2.77m)

Rear window, radiator.

## Bedroom Three

10'8 x 9 (3.25m x 2.74m)

Rear window, radiator.

## Bathroom

6'3 x 6'2 (1.91m x 1.88m)

Three piece white suite, tiled round basin and WC. Mermaid boarding round bath with power shower over, side window, heated towel rail.

## Exterior

Open plan frontage with driveway offering off-street parking and giving access to garage currently subdivided so as to provide storage at the front and a home office/studio room at the rear which has been insulated and plaster boarded with power and light connected. To the rear of the property lies a low maintenance garden within walled and fenced surrounds with a secure side access gate.

## Services

Mains connected to water, drainage, gas and electric.

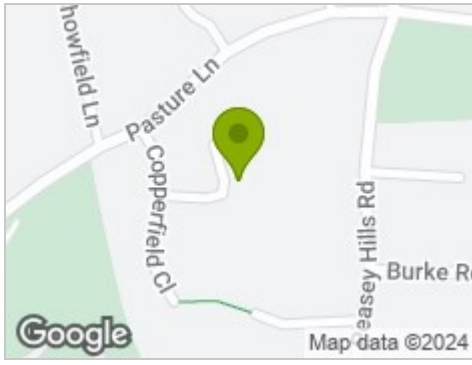
## Council Tax Band C

## Location

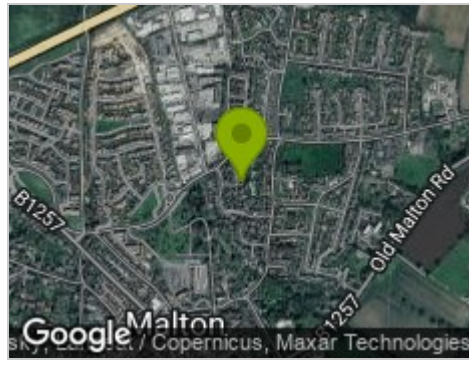
Malton is a charming market town with independent stores, and a popular local market. There is a train station offering good commuting links to York and Scarborough. Surrounded by beautiful Yorkshire countryside and a good choice of schools for all ages.



## Road Map



## Hybrid Map



## Terrain Map



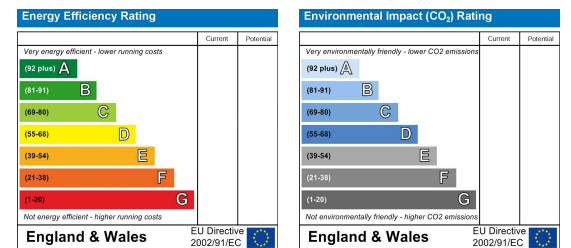
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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