



## Glengariff,

78a Newbiggin, YO17 7JF

Price Guide £550,000



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Glengariff is an immaculately presented four bedroom semi-detached family home located on Newbiggin, Malton. Close to the town centre, in easy reach of local shops and restaurants, all in walking distance. The internal accommodation consists of entrance hall, dining room, sitting room leading to a sunroom, kitchen with pantry and utility room. Upstairs there are four bedrooms and family bathroom. The charm of Glengariff lies in the retained original character in the property as well as the mature gardens to both the front and rear of the house. The garden is made up from a lawn area, paved patio covered by a gazebo, pond and also benefits for having two off street parking spaces. A rare opportunity to purchase a truly beautiful family home in central Malton.

- Spacious four bedroom semi-detached family home
- Four bedrooms and family bathroom
- Off street parking for two vehicles
- Two reception rooms and rear sunroom
- Central Malton location
- UPVC double glazing and gas central heating
- Kitchen with pantry and utility room
- Large mature garden
- Immaculately presented throughout

### Entrance Porch

UPVC front door, original ceramic tiled floor.

### Inner Hall

Wood glazed front door, radiator.

### Sitting Room

17'9 x 12'3 (5.41m x 3.73m)

UPVC double glazed front aspect window, three radiators, coving to the ceiling, coal fire with wood mantle and granite hearth. Double doors lead to:

### Sunroom

12'6 x 9'4 (3.81m x 2.84m)

UPVC double glazed rear aspect full height windows and side aspect door leading to the garden. Tiled floor with under floor heating.

### Dining Room

15'5 (into bay) x 11'9 (4.70m (into bay) x 3.58m)

UPVC double glazed front aspect bay windows, two radiators, coving to the ceiling, closed up chimney with wood mantle and fitted cupboards.

### Breakfast Kitchen

10'9 x 9'9 (3.28m x 2.97m)

UPVC double glazed rear aspect window, range of wall and base units, circular sink and drainer, induction 'Bosch' hob with extractor above, double oven and radiator. Open to:

### Pantry

6'1 x 5'10 (1.85m x 1.78m)

UPVC double glazed side aspect window, range of wall and base units, space for a fridge.

### Utility

8'0 x 5'4 (2.44m x 1.63m)

Two UPVC double glazed side aspect windows, space for a washing machine, tumble dryer and freezer. Gas boiler. Sliding wood door leading to the garden.

### Landing

UPVC double glazed side aspect window, picture rail.

## Bathroom

8'2 x 7'10 (2.49m x 2.39m)

UPVC double glazed side and rear aspect window, panel bath with mixer tap and shower attachment, pedestal wash basin, low flush WC, shower cubicle with electric shower, part tiled walls, heated towel rail. Loft access .

## Bedroom One

15'10 x 12'9 (4.83m x 3.89m)

UPVC double glazed front aspect window, radiator and coving to the ceiling.

## Bedroom Two

10'1 x 11'2 (3.07m x 3.40m)

UPVC double glazed front aspect window, radiator, coving to the ceiling and built in wardrobes.

## Bedroom Three

7'8 x 12'4 (2.34m x 3.76m)

UPVC double glazed rear aspect window, radiator and coving to the ceiling.

## Bedroom Four

7'5 x 8'1 (2.26m x 2.46m)

UPVC double glazed rear aspect window, radiator, coving to the ceiling and airing cupboard housing the water tank.

## Exterior

To the front of the property is a paved path leading to the front door, mature shrubs. The rear of the property, which can be accessed via a side path, leads to a private and enclosed garden. A side access gate opens up to a paved patio area partly covered by a wood gazebo, lawn area, pond, mature shrubs, garden shed and car port. There are two off street parking spaces, one accessed via Wentworth Street and the second via a shared driveway. Outside tap and security sensor lights.

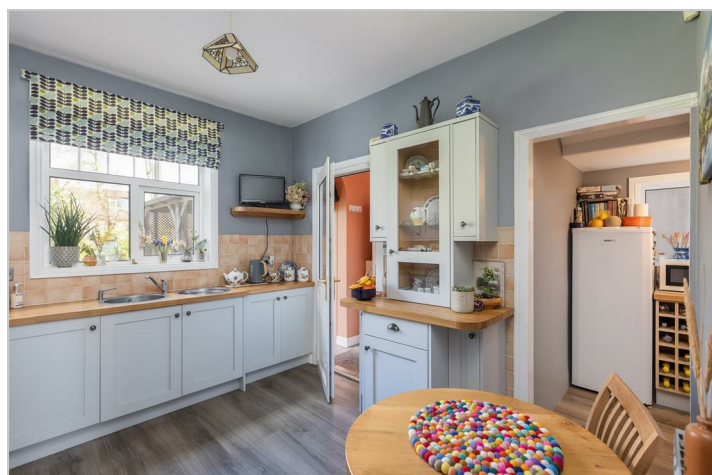
## Services

Mains connected to water, drainage, gas and electric. The property is also fitted with a GMC Alarm system

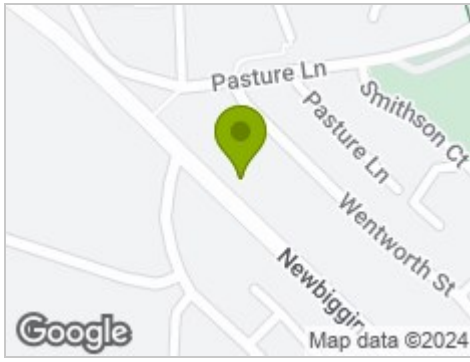
## Council Tax Band C

## 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



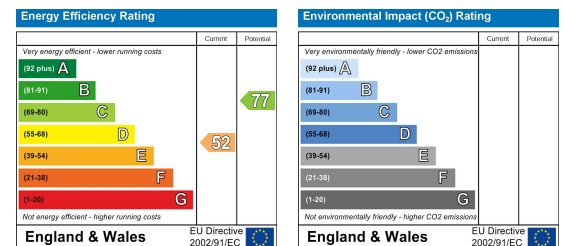
## Floor Plan



## 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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