



## 52 Newbiggin

, YO17 7JF

Offers Around £320,000



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, Malton, YO17 7JF

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This attractive built Victorian semi offers spacious living in the heart of Malton with the added benefit of off-street parking and a lovely enclosed rear garden. With two reception rooms, fitted kitchen, ground floor bathroom and three superb sized bedrooms to the first floor this property is perfect for families. The property has been a well loved family home for many years and is perfectly placed within walking distance of Malton town centre whilst also offered with no onward chain. A great property with further potential.

- A spacious three double bedroom semi located in central Malton
- UPVC double glazing and gas central heating throughout
- Viewing advised to appreciate the space!
- Off-street parking to the rear and a lovely enclosed garden
- Two reception rooms
- Offered with no onward chain
- A well built family home with further potential

## Entrance Hall

With composite door to the front aspect and stairs leading to the first floor.

## Living Room

12'5 x 16'6 (3.78m x 5.03m)

A lovely sized room with bay window and fireplace, TV point and radiator. Opening into:

## Dining Room

13'4 x 13'10 (4.06m x 4.22m)

With large understairs storage cupboard, radiator and UPVC double glazed window to the rear aspect.

## Kitchen

15'8 x 8'6 (4.78m x 2.59m)

With a range of cream wall and base units with complimenting worktops, sink and drainer unit, radiator, part tiled walls, UPVC double glazed window and door to the side aspect, electric cooker point and plumbing for automatic washing machine.

## Bathroom

6'10 x 8'8 (2.08m x 2.64m)

Ground floor bathroom with white suite consisting of low level WC, pedestal hand wash basin and panel bath. Tiled walls, radiator and UPVC opaque window to the side aspect.

## First Floor Landing

Large storage cupboard and doors to the bedrooms

## Bedroom One

16'6 x 14 max (5.03m x 4.27m max)

A fantastic sized bedroom with fitted wardrobes and drawers, radiator and two UPVC windows to the front aspect.

## Bedroom Two

9'3 x 13'9 (2.82m x 4.19m)

A double room with UPVC window to the rear aspect and radiator. Fitted cupboard.

### Bedroom Three

8'6 x 15'8 max (2.59m x 4.78m max )

Another double room with radiator, airing cupboard and UPVC window to the rear elevation.

### Exterior

The front of the property offers a walled garden with steps and pathway leading up to the front door. There is a private lane which provides access to the rear of the property where there is a gravelled parking area and a fully enclosed garden with various trees and shrubs and mainly laid to lawn. The rear of the property leads out to a walled courtyard with rear access gate to the parking area and lawned garden which backs onto Wentworth Street.

### Malton

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.

### Services

Mains connected to water, drainage, gas and electric.

### Council Tax Band C?



## Road Map



## Hybrid Map



## Terrain Map



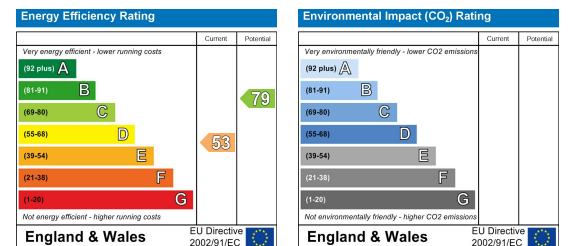
## Floor Plan



## 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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