



## 17 Westgate Green

Old Malton, YO17 7FY

Offers Around £295,000



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Old Malton, Malton, YO17 7FY

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A fine example of a well designed three bedroom family home on a very sought after development in the popular location of Old Malton. The property offers entrance hall, guest cloakroom/WC, spacious sitting room with study area, a gorgeous dining kitchen with patio doors leading out to the garden. The first floor provides the master bedroom with en-suite, two further bedrooms and a family bathroom. Externally there is a block paved drive to the rear of the property which provides parking for two vehicles and a rear access gate into the fully enclosed garden with summerhouse and decked area. Properties on this exclusive development rarely come up for sale and early viewing is advised not to miss out on this stunning home!

- A STUNNING THREE BEDROOM HOME
- GUEST CLOAKROOM/WC
- CLOSE TO LOCAL PUBS AND A SHORT WALK INTO THE TOWN
- A VERY SOUGHT AFTER LOCATION IN OLD MALTON
- MASTER BEDROOM WITH EN-SUITE
- EARLY VIEWING ADVISED!
- PARKING FOR TWO CARS TO THE REAR OF THE PROPERTY
- PROPERTIES ON THIS EXCLUSIVE DEVELOPMENT RARELY COME AVAILABLE

### Entrance Hall

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

### Sitting Room

Spacious room with window to the front aspect, TV point, telephone point and radiator.

### Dining Kitchen

A lovely room with contemporary fitted kitchen with integrated fridge freezer, electric hob, double oven, plumbed for washing machine, dishwasher, sink and drainer unit, underlighting on sensors, understairs storage cupboard and window with patio doors to the rear garden.

### First Floor Landing

With loft access, radiator and cupboard.

### Master Bedroom

Double room with window to the front elevation, radiator and TV point. Door to en-suite.

### En-Suite

With walk in shower with rainfall shower head and attachment, low level WC, vanity wash basin and extractor fan, heated towel rail and window to the side aspect, fully tiled.

### Bedroom Two

Double room with radiator and window to the garden.

### Bedroom Three

Single room or office with radiator and window to the rear aspect.

### House Bathroom

Modern suite with panel bath with rainfall shower and attachment, low flush WC, vanity wash basin, heated towel rail, window to the rear aspect and fully tiled with extractor fan.

### Exterior

The front offers a small hedges and seating area with steps to the front door. There is a fully enclosed rear

garden with decked area and lawn, summerhouse with light and power and rear access gate to a block paved drive which provides parking for two vehicles.

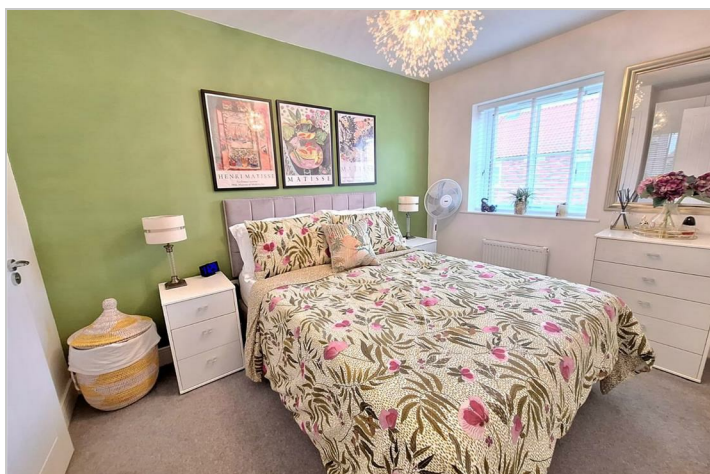
### Council Tax Band B

### Services

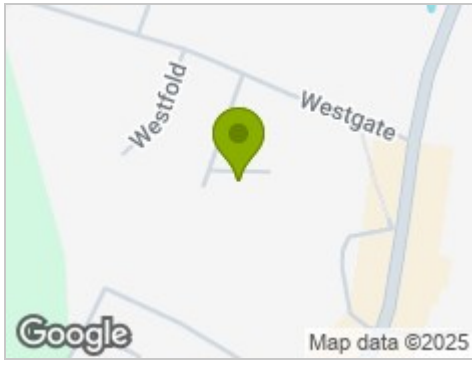
Mains connected to water, drainage, gas and electric.

### Old Malton

Old Malton is a charming location and close to two well regarded pubs and just a short walk into Malton town centre which offers a good selection of amenities and eateries. Malton and Norton has a good selection of schools and excellent transport links between York and the east coast.



## Road Map



## Hybrid Map



## Terrain Map



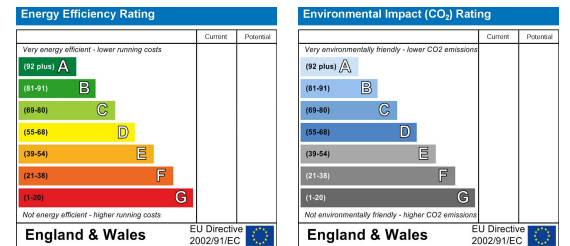
## Floor Plan



## 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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