



## 55 Dickens Road

Malton, YO17 7FE

£227,500



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A fantastic three bedroom semi-detached family home located in a quiet cut-de-sac area of Malton. The accommodation consists of entrance lobby, sitting room, kitchen/diner and sunroom/conservatory. Upstairs there are three bedrooms and family bathroom. The property benefits from having off street parking to the front, garage and an enclosed and private rear garden. Ideally located close to Malton town centre and within walking distance to two good junior schools.

Offered for sale with a sitting tenant or vacant possession. Current rental income of £9,540 per year.

- Three bed semi detached rental property
- Garage and off-street parking
- Available with or without tenant
- Kitchen Diner
- Quiet cut-de-sac location
- Suit first time buyer or buy to let
- Sunroom/Conservatory
- UPVC double glazing and gas central heating

## Entrance Lobby

UPVC double window and front door, radiator and stairs to the first floor.

## Sitting Room

10'8 x 14'2 (3.25m x 4.32m)

UPVC double glazed front aspect window, TV point and radiator.

## Kitchen/Diner

14'3 x 9'2 (4.34m x 2.79m)

UPVC double glazed rear aspect window and door, range of wall and base units, electric cooker point, extractor hood over, plumbing for a washing machine and dishwasher, part tiled walls and radiator.

## Sunroom/Conservatory

10'8 x 8'1 (3.25m x 2.46m)

UPVC double glazed frame building, side aspect door.

## Landing

Access to the loft

## Bedroom One

8'10 x 13'8 (2.69m x 4.17m)

UPVC double glazed front aspect window, radiator.

## Bedroom Two

9'8 x 8'11 (2.95m x 2.72m)

UPVC double glazed rear aspect window, radiator.

## Bedroom Three

6'10 x 7 (2.08m x 2.13m)

UPVC double glazed front aspect window, radiator.

## Bathroom

5'5 x 6 (1.65m x 1.83m)

UPVC double glazed front aspect window, panel bath with electric shower over, pedestal wash basin, low flush WC, heated towel rail, shaver point and fully tiled.

## Exterior

To the front of the property is driveway parking and additional paved flagged parking area. The rear

property is a raised decking area with gravel area, fenced and enclosed with sheds and garage.

### Council Tax Band B

### Services

Mains connected to water, drainage, gas and electric.

### 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



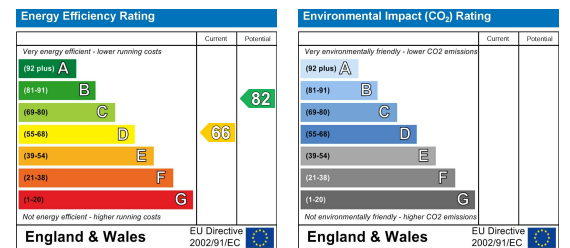
## Floor Plan



## 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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