



## 10 Michaelmas Road , YO17 7PN

Offers Around £325,000



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, Malton, YO17 7PN

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10 Michaelmas Road is a beautifully presented three double bedroom property which is located in a very desirable position on the Linden Homes development.

entrance hallway, sitting room, kitchen/dining room with French doors onto the garden, utility room and guest cloakroom. To the first floor are three double bedrooms with an en-suite to the master bedroom and house bathroom.

Outside has a good outdoor space, fully enclosed garden to the side, garage and driveway parking.

- THREE BEDROOM DETACHED PROPERTY
- NO ONWARD CHAIN
- CLOSE TO LOCAL SCHOOLS AND SHOPS
- LARGE WELL MAINTAINED GARDEN TO SIDE
- WARDROBES FITTED IN ALL BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- GARAGE & DRIVEWAY PARKING

## Entrance Hallway

Door to the front aspect, radiator and stairs to the first floor landing.

## Sitting Room

18'2 x10'2 (5.54m x3.10m)

Window to the front and side aspect of the house, radiator and TV point.

## Kitchen/Dining Room

18'2 x8'7 (5.54m x2.62m)

Window to front aspect, a range of wall and base units with roll top work surfaces, sink and drainer unit, tiled flooring, integrated fridge/freezer, dishwasher, electric oven, gas hob and extractor fan, radiators, power points, French doors onto the garden.

## Utility Room

7'4 x 8'2 (2.24m x 2.49m)

Door to rear aspect, base units with roll top work surfaces, extractor fan.

## Guest Cloakroom

with a low flush toilet, pedestal hand basin and tiled splashback.

## First Floor Landing

Access to the loft.

## Master Bedroom

10'11" x 10'5 (3.33m x 3.18m)

Window to front aspect, bespoke fitted wardrobes and radiator.

## Master Bedroom En-suit

Opaque window to front aspect, tiled flooring, low flush toilet, pedestal hand basin, tiled splashback, enclosed shower and radiator.

## Bedroom Two

8'11" x 10'2 (2.72m x 3.10m)

Window to front aspect, bespoke fitted wardrobes and radiator.

### Bedroom Three

9'0" x 9'0 (2.74m x 2.74m)

Window to side aspect of the house, bespoke fitted wardrobes and radiator.

### Family Bathroom

Window to side aspect, low flush toilet, pedestal hand basin and tiled splashback, fully enclosed bath with shower attachment and radiator.

### Garden

Well maintained garden with a patio area, laid to lawn and raised gravelled BBQ area, plant and shrub borders, outside tap and external power points fitted.

### Garage

Up and over garage door, power and lighting.

### Council Tax C

### Services

Mains gas, water and drainage.

### 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.



## Road Map



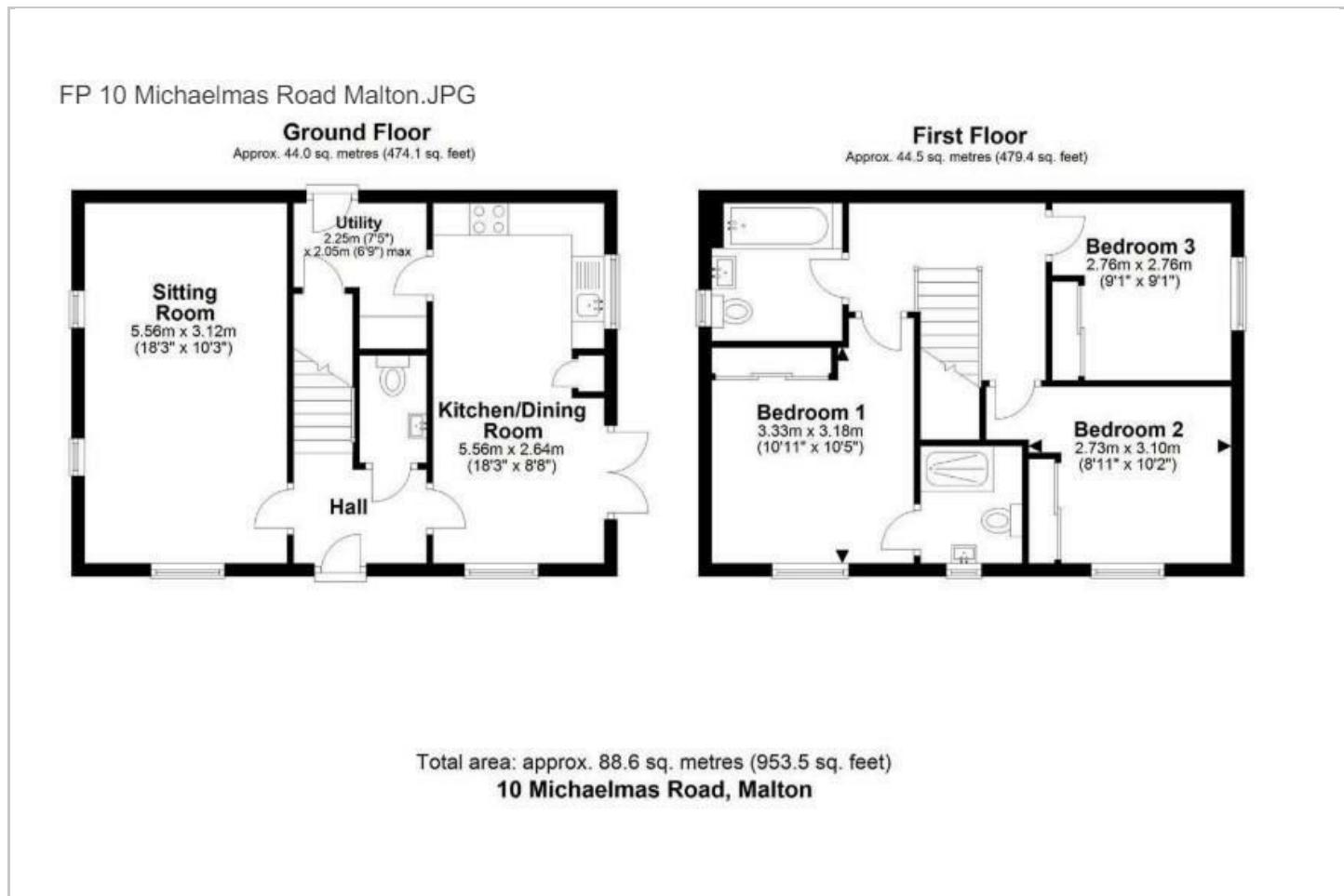
## Hybrid Map



## Terrain Map



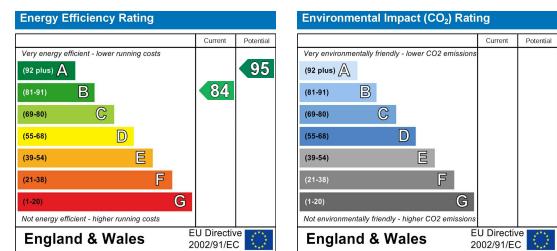
## Floor Plan



## 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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