



## 12 Paddock Hill

, YO17 7XH

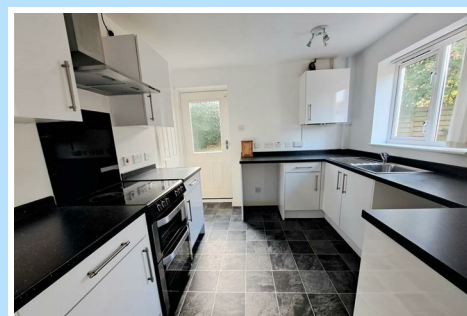
Asking Price £295,000



# 12 Paddock Hill

, Malton, YO17 7XH

Asking Price £295,000



This lovely modern three bedroom family home is located in one of the most highly sought after locations of Malton, positioned just off Castle Howard Road. Set on a larger than average plot, the property is ideal for extending (subject to planning). Located in a quiet cul-de-sac and offering a modern, light and airy interior with guest cloakroom/WC, sitting room, modern kitchen diner with patio doors opening onto the garden, three bedrooms to the first floor and shower room. There is a driveway providing off-street parking for two to three vehicles to the front and a lovely spacious lawned garden which sweeps round to the back of the property. Ideal for families or couples and offered with NO ONWARD CHAIN!

- Set on a fantastic sized plot with potential to extend (Subject to planning)
- Offered with no onward chain
- Modern kitchen and bathroom
- Three bedroom semi detached family home
- Plenty of parking
- Early viewing advised!
- Located in a highly desirable area of Malton
- Fantastic sized garden

## Entrance Hall

Glazed door to the front aspect, radiator, coving to the ceiling and stairs leading to the first floor.

## Guest Cloakroom/WC

With low level WC, hand wash basin with splashback, radiator and double glazed opaque window to the front aspect.

## Sitting Room

14' 9" x 12' 9" max (4.27m 2.74m x 3.66m 2.74m max)  
Light and airy room with neutral decor, TV and telephone point, two radiators, contemporary electric wall mounted fire, UPVC double glazed window to the front aspect and coving to the ceiling.

## Kitchen Diner

15' 1" x 9' 4 (4.57m 0.30m x 2.74m 1.22m)  
Modern white high gloss wall and base units with sink and drainer unit, plumbing for automatic washing machine, electric cooker with extractor hood above,

boxed in gas boiler, understairs cupboard, dining area with patio doors leading out to the rear garden, double glazed door to the side aspect and UPVC double glazed window to the rear aspect.

## First Floor Landing

With UPVC double glazed window to the side aspect, radiator, loft access and doors leading to the bedrooms and shower room.

## Bedroom One

14'10 x 9'1 (4.52m x 2.77m)  
Double room with radiator and UPVC double glazed window to the front aspect.

## Bedroom Two

10' 1" x 9' 7" (3.05m 0.30m x 2.74m 2.13m)  
Double room with radiator and UPVC double glazed window to the rear aspect.

## Shower Room

6' 3" x 5' 8" (1.83m 0.91m x 1.52m 2.44m)

Low level WC, pedestal hand wash basin, walk in corner shower, tiled walls, heated ladder towel rail and UPVC double glazed opaque window to the rear aspect.

## Exterior

To the front of the property is an open plan lawn area with a driveway providing off-street parking. The lawn extends round to the side and rear of the property with fencing and a paved patio area.

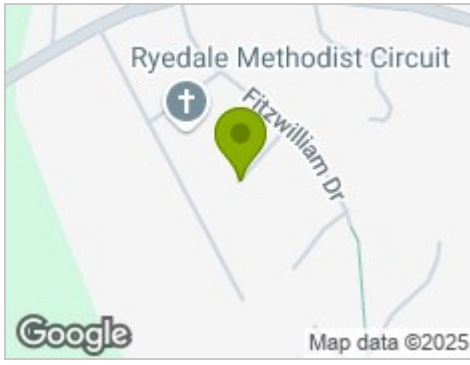
## Services

Mains water, drainage, electric and gas to the property.

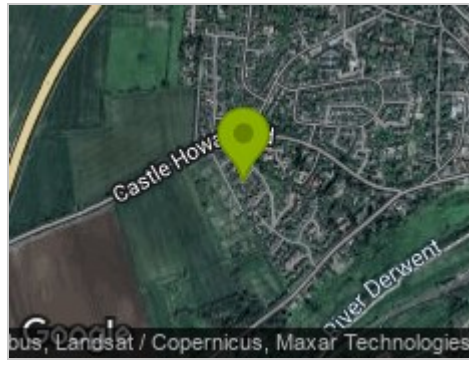
## Council Tax Band C



## Road Map



## Hybrid Map



## Terrain Map



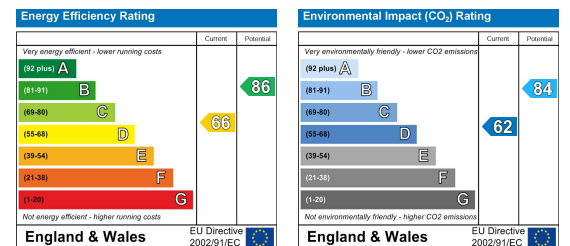
## Floor Plan



## 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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