



55 Dickens Road  
, YO17 7FE

£227,500





# 55 Dickens Road

, Malton, YO17 7FE

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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.

- Three bed semi detached rental property
- Kitchen Diner
- Sunroom/Conservatory
- Garage and off-street parking
- Quiet cut-de-sac location
- UPVC double glazing and gas central heating
- Suit first time buyer or buy to let

## 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

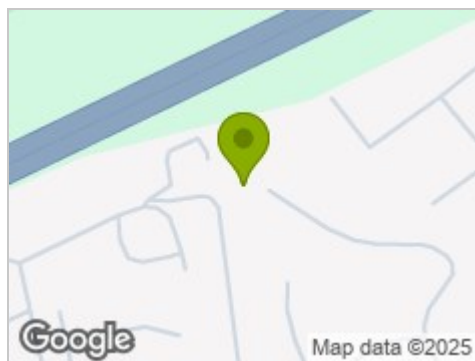
Mains connected to water, drainage, gas and electric.

### 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



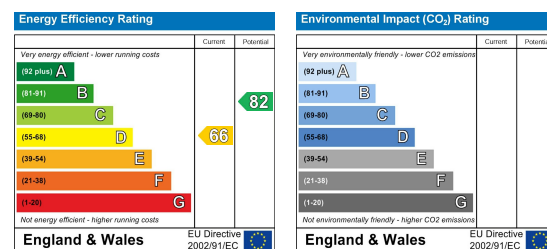
## Floor Plan



## 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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