



## 33 Harvest Drive

, YO17 7BF

Offers In The Region Of £285,000



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, Malton, YO17 7BF

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This stunning three storey town house offers plenty of space for the modern day family with entrance hall, guest cloakroom/WC to the ground floor, sitting room with Juliet balcony to the first floor. The first floor also offers a bedroom and house bathroom with the second floor leading to the Master en-suite and two further bedrooms. The property has the added benefit of a utility which has been created at the rear of the garage space. With a lovely secure rear garden, off-street parking and integral garage this property offers great value for money with everything a family requires and in a fantastic location of Malton!

- Stunning four bedroom town house
- Contemporary dining kitchen
- Sitting room with Juliet balcony
- Garage and off-street parking
- Guest cloakroom/WC
- Popular location on Taylor Wimpey development
- Master bedroom with en-suite
- Located over three floors
- Early viewing advised not to miss out!

### Entrance Hall

Front aspect door, wood effect floor, staircase, radiator, cupboard, front aspect window, radiator.

### Guest Cloakroom/WC

With low level WC, radiator and vanity wash basin.

### Utility Room

7'10 x 7'8 (2.39m x 2.34m)

With a range of base units and electric heater.

### 3/4 Garage

Integral garage space for storage.

### Dining Kitchen

14'9 x 12'5 (4.50m x 3.78m)

Stunning breakfast kitchen with a range of modern wall and base units with sink and drainer unit, plumbed for washing machine, plumbed for dishwasher, electric oven and hob with extractor hood above and space for fridge freezer. Space for dining table, radiator and doors leading out to the garden.

### First Floor

#### Sitting Room

14'10 x 13'5 (4.52m x 4.09m)

TV point, Juliet balcony and radiator.

#### Bedroom Two

10'2 x 8'1 max (3.10m x 2.46m max)

With double glazed window to the front aspect and radiator.

#### House Bathroom

8'11 x 5'6 (2.72m x 1.68m)

Modern white suite with low level WC, panel bath, pedestal hand wash basin and part tiled walls. Radiator.

### Second Floor

#### Master Bedroom

14'1 x 11'4 max (4.29m x 3.45m max)

Lovely spacious room with fitted wardrobes, radiator and sash window to the front aspect.

### En-Suite

6'1 x 5'6 max (1.85m x 1.68m max)

Low level WC, pedestal hand wash basin, shower cubicle, part tiled walls, sash window to the front aspect and radiator.

### Bedroom Three

13'3 x 8'4 (4.04m x 2.54m)

Window and radiator.

### Bedroom Four

10 x 6'3 (3.05m x 1.91m)

Storage cupboard, radiator and window to the rear aspect.

### Exterior

Lawned enclosed rear garden with fencing and patio area. To the front of the property is off-street parking for two vehicles and access to the garage.

### Services

Mains connected to gas, electric, water and drainage.



## Road Map



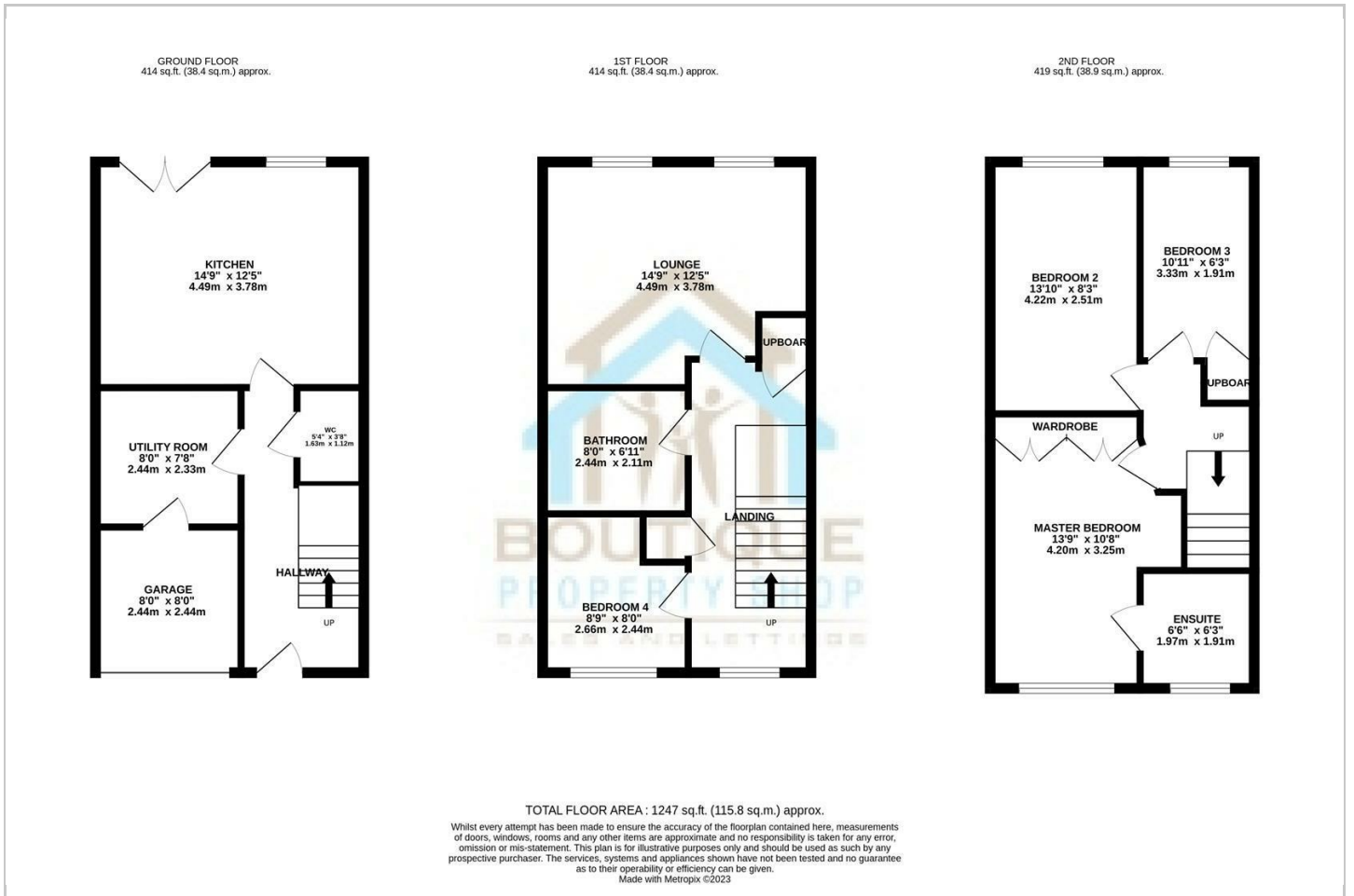
## Hybrid Map



## Terrain Map



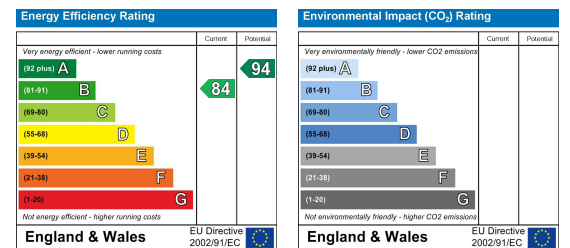
## Floor Plan



## 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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