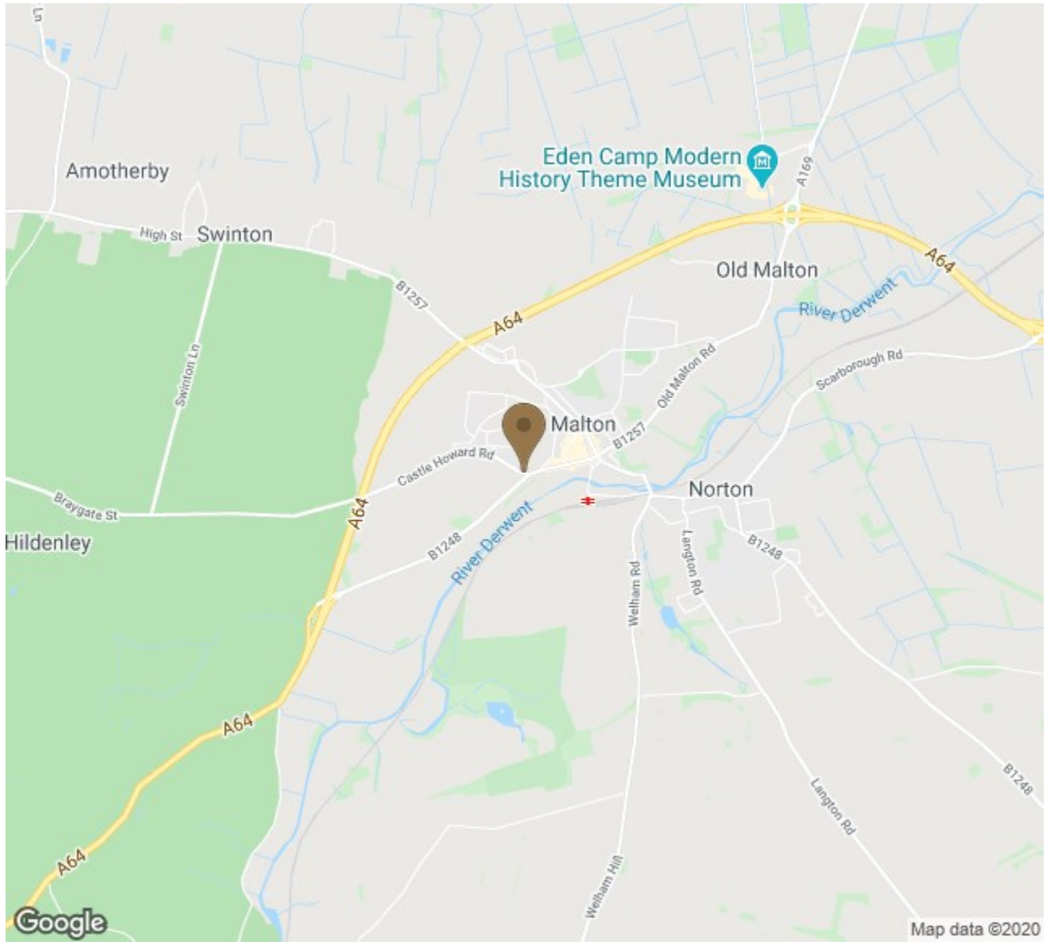
WILLOWGREEN

ESTATE AGENTS



4 St Andrews, Castle Howard Road, Malton, North Yorkshire, YO17 7AY

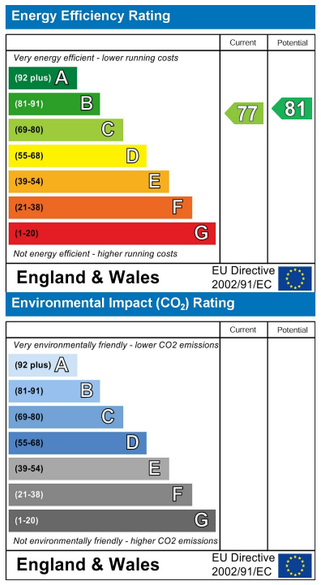
Offers in excess of £795,000

4 St Andrews on Castle Howard Road is a superb family home built in 2002 by highly regarded local builders Sturdy's. The house was built to replicate the neighbouring period houses in stone and with a slate roof. The rooms are of generous proportions with high ceilings, ceiling roses and cornice. Extended in recent years to create a contemporary, oak and glass living/kitchen area to rear of the property overlooking the garden.

This accommodation comprises of; entrance hall, sitting room, formal dining room, open plan kitchen and living area which leads to a utility room and guest cloakroom. To the first floor landing there are three bedrooms, the master bedroom with en-suite and house bathroom. The second floor landing has a further three double bedrooms, along with a family bathroom.

In recent years, Malton has been able to address many of the economic challenges faced by other rural towns. It offers a good range of amenities, including supermarkets, quirky shops, artisan food producers, restaurants, cafés and pubs, tennis courts, high street banks, gyms, a cinema and excellent schools. The town is well-placed for access to York (approximately 18 miles), Scarborough (approximately 25 miles), and Leeds (approximately 47 miles). The Coastliner bus service operates frequent services from Leeds and York via Malton to Scarborough, Whitby and other towns on the east coast. Malton railway station provides fast regular services to York, Leeds, Manchester, and Liverpool, as well as the east coast.

EPC Rating C



Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916 600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

ENTRANCE HALL
25'11" x 7'1" (7.92m x 2.17m)
Window and door to front aspect, wooden flooring, stairs to first floor landing, coving, ceiling rose, understairs storage cupboard, power points and radiator.

SITTING ROOM
21'3" x 14'1" (6.48m x 4.31m)
Window to front and side aspect, double oak doors, wooden flooring, coving, ceiling rose, marble feature surround with gas log burner, power points, TV point and radiator.

DINING ROOM
13'9" x 14'1" (4.20m x 4.31m)
Sash windows to side aspect, wooden flooring, coving, ceiling rose, stained glass door, power points and radiator.

KITCHEN
17'11" x 16'4" (5.48m x 5.00m)
Open plan kitchen area with tiled flooring with underfloor heating, range of wall and base units with granite work tops, kitchen island, granite splashback, gas fired AGA, induction hob, built in pantry, built in bins, ceramic sink, integrated dishwasher, pop up power points.

DINING AREA
13'9" x 14'1" (4.20m x 4.31m)
Tiled floor with underfloor heating, vaulted ceiling, skylights, doors to side aspect leading to garden and power points.

LIVING AREA
30'3" x 15'7" (9.24m x 4.76m)
Tiled floor with underfloor heating, vaulted ceiling, roof windows, doors to front aspect leading to garden, TV point and power points.

UTILITY ROOM
6'8" x 6'4" (2.05m x 1.94m)
Window to rear and side aspect, space for washing machine, space for tumble dryer, granite work tops and splashback, inset sink and cupboard housing boiler.

GUEST CLOAKROOM
Partly tiled walls, tiled flooring with underfloor heating, low flush WC, wash hand basin with vanity and extractor fan.

INNER HALL
Door to front aspect, built in storage, understairs cupboard, wooden flooring, radiator, power points,

FIRST FLOOR LANDING
33'7" x 7'1" (10.24m x 2.17m)
Window to rear aspect, power points, radiators and airing cupboard.

FIRST FLOOR BATHROOM
Fully tiled walls, corner shower with dual head rain shower, low flush WC, freestanding bath, wash basin/vanity, extractor fan, spot lights, coving, under floor heating, tiled floor, heated towel rail.

MASTER BEDROOM
17'4" x 14'2" (5.29m x 4.32m)
Sash windows to front and side aspect, oak flooring, walk in wardrobe with shelves and oak flooring, lighting, radiators, power points.

EN-SUITE
Fully tiled walls, tiled flooring, wash basin and vanity, low flush WC, glass enclosed shower, heated towel rail.

BEDROOM TWO
13'8" x 14'1" (4.19m x 4.31m)
Window to side aspect, wardrobe sliders, radiator, power points.

BEDROOM THREE
6'5" x 8'7" (1.98m x 2.64m)
Window to side aspect, oak flooring, power points, radiator.

SECOND FLOOR LANDING
Oak floor, storage cupboard, radiator.

BEDROOM FOUR
17'4" x 14'1" (5.29m x 4.31m)
Window to front and side aspect, fitted wardrobes, wooden style flooring, telephone point, TV point, power points.

BEDROOM FIVE
11'9" x 11'8" (3.59m x 3.57m)
Window to side aspect, Velux window, wooden flooring, built in storage wardrobes, power points.

BEDROOM SIX
14'4" x 14'3" (4.39m x 4.35m)
Velux window to rear aspect, wooden flooring, eaves storage and built in wardrobes, telephone point, tv point, power points.

BATHROOM (SECOND FLOOR)
Velux window, bath, spot lights, enclosed shower, heated towel rail, radiator.

DOUBLE GARAGE
Up and over doors, power and electric.

GARDEN

SERVICES
Outside taps and electric.

COUNCIL TAX BAND F

TENURE
Freehold

Total area: approx. 311.0 sq. metres (3347.4 sq. feet)

4 St Andrews, Malton