

**1, Castle Howard Drive, Malton,
North Yorkshire, YO17 7BA
Guide price £725,000**

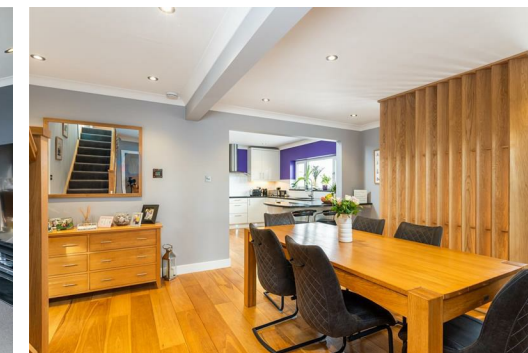
1 Castle Howard Drive is an individual four bedroom home located in one of Malton's most sought after locations. Renovated and extended throughout to an extremely high standard in recent years by the current owners to create a contemporary, flexible family home.

In brief this beautifully presented home comprises; open plan dining kitchen area, sitting room with log burner and bi-fold doors opening on the to rear garden, guest cloakroom, utility room and office. To the first floor there are four excellent sized bedrooms, one of which could be used as a reception room, two en-suites and the house bathroom. There are also a further two loft rooms currently used as children play rooms accessed via a ladder above each of the children's bedrooms.

Outside, the property has a spacious enclosed south west facing rear garden mainly laid to lawn with paved area and a range of plant and shrub borders. The property benefits from ample space for parking with a double garage with electric doors and car port.

EPC Rating C

OFFERED WITH NO ONWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | 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



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

DINING AREA

17'7" x 13'10" (5.38m x 4.22m)

Feature door to front, window to side aspect, oak wood flooring, storage cupboard, stairs to first floor landing with under stairs storage and power points.

SITTING ROOM

19'9" x 17'8" (6.04m x 5.40m)

Electric Velux windows to side aspect, bi-fold doors to rear, exposed brick wall, feature fireplace with log burner, underfloor heating, power points and TV point.

KITCHEN

10'0" x 11'10" (3.05m x 3.62m)

Window to front aspect, oak wood flooring, sink, splashback, wall and base units with integrated appliances including, fridge/freezer, dishwasher, electric oven and electric hob. Power points and telephone point.

SIDE HALL

Door to side, tiled floor, power points and storage cupboard with water tank.

UTILITY ROOM

7'3" x 4'11" (2.23m x 1.52m)

Tiled floor, range of wall and base units, space for washing machine and dryer.

GUEST CLOAKROOM

Window to side aspect, tiled floor, low flush WC, sink and heated towel rail.

OFFICE

11'10" x 6'11" (3.61m x 2.12m)

Window to side aspect, oak wood flooring, power points and storage cupboard.

FIRST FLOOR LANDING

Window to rear aspect and airing cupboard.

MASTER BEDROOM

19'10" x 12'10" (6.06m x 3.93m)

Windows to side and rear aspect, power points and TV point.

MASTER DRESSING AREA

10'7" x 7'6" (3.25m x 2.30m)

Window to rear aspect and power points.

MASTER EN-SUITE

Velux window, tiled walls, tiled flooring with under floor heating, wall hung his & her sink, shower, shaver point and wall hung WC.

BEDROOM TWO

10'9" x 13'10" (3.30m x 4.22m)

Window to front aspect, power points, TV point and ladder to play room.

PLAY ROOM ONE

8'8" x 11'10" (2.66m x 3.62m)

Velux window, power points and TV point.

HOUSE BATHROOM

Window to side aspect, tiled floor with under floor heating, tiled walls, shower, bath, sink, WC and heated towel rail.

BEDROOM THREE

9'10" x 11'10" (3.00m x 3.62m)

Window to front aspect, radiator and power points.

PLAY ROOM TWO

8'5" x 11'0" (2.57m x 3.36m)

Velux window, power points and TV point.

BEDROOM FOUR/GUEST SUITE

14'1" x 13'8" (4.30m x 4.19m)

GUEST EN-SUITE

Window to side aspect, tiled floor, tiled walls, WC, wall hung sink, shower and heated towel rail.

OUTSIDE

Outside, the property has a spacious enclosed rear garden mainly laid to lawn with paved area and a range of plant and shrub borders. The property benefits from ample space for parking with a double garage with electric doors and car port.

CARPORT

19'0" x 13'9" (5.80m x 4.21m)

Electric door, power & light.

DOUBLE GARAGE

18'2" x 20'7" (5.55m x 6.29m)

Electric door, power & light.

LOCATION

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, excellent schools and outstanding doctors surgery. 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.

SERVICES

Gas central heating, mains drains and electric.

