WILLOWGREEN

ESTATE AGENTS

2 Millers Close
Malton, Yorkshire YO17 9PE

£475,000

2 Millers Closer is a beautiful four bedroom detached house located on this favoured development on Lakeside Way just off Welham Road. The property occupies a good sized plot within a quiet cul-de-sac with low maintenance front and rear gardens.

Lovely entrance porch with double doors into the entrance hall with a guest cloakroom and stairs to first floor. The good sized open plan kitchen diner with windows and doors onto the rear garden consists of floor and wall units with granite worktops, sink and drainer, appliances such as, wine fridge, double electric oven, five ring gas hob, extractor hood, microwave, space for fridge freezer, dishwasher and washing machine There is a lovely family room/snug off the kitchen. The sitting room is at the front of the property with double doors into the dining room. Upstairs there is a master bedroom with dressing room, en-suite, three further bedrooms and a house bathroom.

The property benefits from low maintenance rear garden mainly lawn and patio. The driveway lays directly in front. There is also a side gate giving access from the front of the property to the rear garden.

UPVC double glazed windows throughout & gas fired central heating,

OFFERED WITH NO ONWARD CHAIN

ENTRANCE HALL

Front door, radiator, stairs to first floor landin, coving.

GUEST CLOAKROOM

Low flush WC, wash hand basin with pedestal, radiator, wood effect flooring.

SITTING ROOM

10 x 18'10 into bay (3.05m x 5.74m into bay)

Bay window to the front aspect, dimmer switch, two vertical radiators, electric coal effect fire, TV point, spotlights, coving, Oak wood frame double doors leading to dining area.

SNUG/OFFICE

5'11 x 8'5 max (1.80m x 2.57m max)

Window to front aspect, power points, TV point, spotlights.

DINING KITCHEN

7'10 x 12'8 max (2.39m x 3.86m max)

Good sized kitchen with granite worktops, wine fridge, double electric oven, five ring gas hob, extractor hood, microwave, space for fridge freezer, dishwasher, washing machine, under lighting, spotlights, two radiators, window to rear aspect with French doors onto the garden.

FIRST FLOOR LANDING

Loft access, radiator, airing cupboard.

MASTER BEDROOM

11'3 x 10'11 (3.43m x 3.33m)

Window to the front aspect, radiator, TV point, fitted wardrobe, power points, archway leading to dressing room.

DRESSING ROOM

6'7 x 5'5 (2.01m x 1.65m)

Window to front aspect, fitted mirrored wardrobes, power points through to ensuite.

MASTER ENSUTE

Low flush WC, pedestal bath, window to front aspect, wash hand basin with pedestal.

BEDROOM TWO

10'6 x 8'7 (3.20m x 2.62m)

Window to rear aspect, radiator.

BEDROOM THREE

7'3 x 9'9 (2.21m x 2.97m)

Window to rear aspect, dimmer switch, fitted storage cupboard, TV point.

BEDROOM FOUR

7'2 x 6'5 (2.18m x 1.96m)

Window to rear aspect, power points, built in cupboard.

BATHROOM
5'6 x 9'5 (1.68m x 2.87m)

Window to side aspect, paneled bath, low flush WC, wash hand basin with pedestal, fully tiled shower cubicle, extractor fan, radiator, partly tiled walls.

EXTERIOR

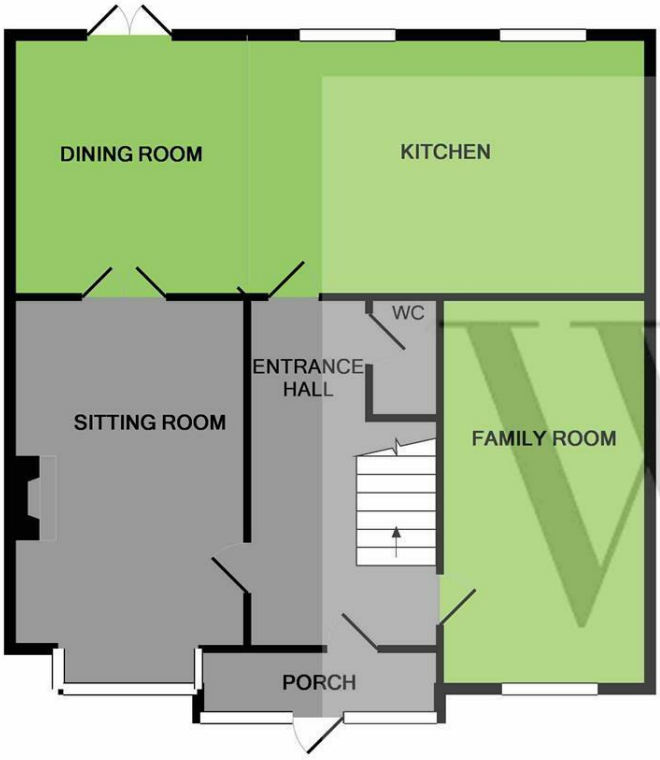
Driveway parking to the front. The rear garden is mainly laid to lawn with a patio area , outside tap, outside light and garden shed.

SERVICES
Mains gas, water and electricity.

TENURE
Freehold

COUNCIL TAX BAND E

AGENTS NOTES - PLANNING PERMISSION
Planning permission has been granted for an extension as follows:; Erection of two storey side extension to east elevation with linking glass canopy to south elevation: 16/01049/HOUSE



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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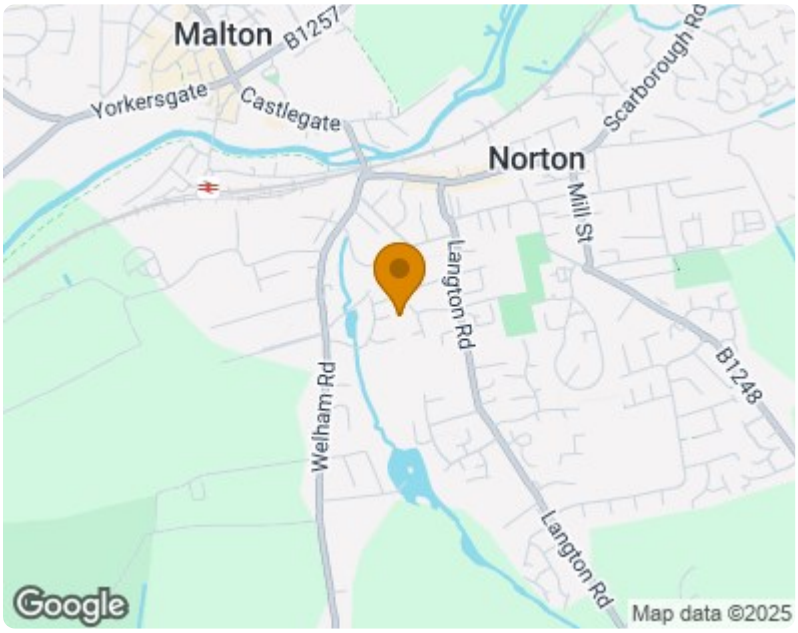

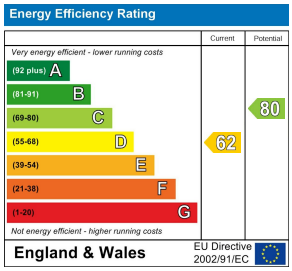

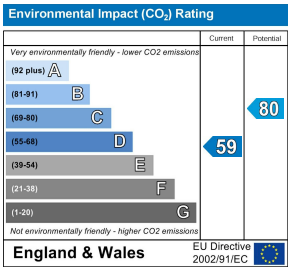

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