



**MARK
STEPHENSONS**
ESTATE & LETTING AGENTS

**42 Orchard Road, Malton,
YO17 7BH**

£300,000

- SOUGHT AFTER LOCATION
- TWO DOUBLE BEDROOMS
- WELL KEPT GARDENS
- GAS C/H & UPVC D/G

EXTREMELY WELL PRESENTED BUNGALOW IN THIS HIGHLY REGARDED RESIDENTIAL LOCATION. GENEROUS LIVING/DINING ROOM. MODERN KITCHEN AND BATHROOM. CONSERVATORY. TWO DOUBLE SIZE BEDROOMS. GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED. GOOD DRIVEWAY PARKING UPTO SINGLE GARAGE. WELL LOOKED AFTER GARDENS.





LOCATION/DIRECTIONS

Orchard Road is a sought after residential area located just a short walk from the centre of Malton which offers a wide range of local amenities. The property is best found by heading out of Malton along York Road. Fork off to the right up Castle Howard Road turning right onto Appletree Way and right again onto Orchard Road where the property can be identified by our For Sale board.

SERVICES

All mains services are connected to this property.

COUNCIL TAX

Band D £2,067.60

GROUND FLOOR

HALL

Front door, radiator, inner door to:-

LIVING/DINING ROOM

Generous L shaped reception space giving lots of space both living and dining. Large bay front window rear window, two radiators.

KITCHEN

10' 10" x 9' 2" (3.3m x 2.79m)

Modern base and wall units, built-in oven/hob/extractor. side window, radiator, rear door into:-



BATHROOM

Modern three piece white suite, over bath mains shower, radiator and rear window.

BEDROOM ONE

13' 1" x 10' 2" (3.99m x 3.1m)

Front window, radiator, built-in wardrobes.

BEDROOM TWO

9' 10" x 9' 2" (3m x 2.79m)

Rear window, radiator, built-in wardrobes and separate cupboard with Vaillant combi boiler.

OUTSIDE

FRONT GARDEN

Open plan lawned plot. Good width brick paved driveway and paths. Good length driveway gives access to:-

GARAGE

Detached standard single size, roller door and side door.

REAR GARDEN

Very well kept plot including mature lawn, good sized stone flagged patio area, established flower beds.



CONSERVATORY

14' 1" x 5' 7" (4.29m x 1.7m)

uPVC double glazed with French doors to the garden.

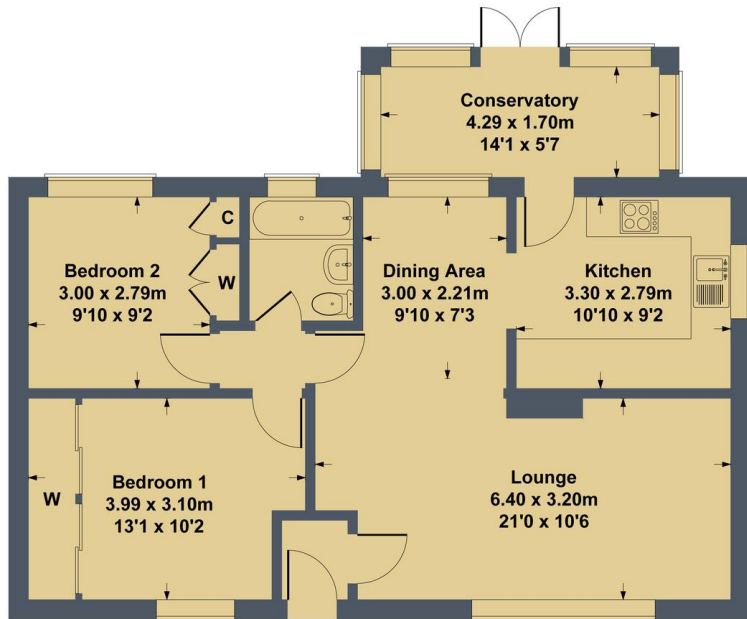
INNER HALL

Large loft hatch with pull down ladder.

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Approx. gross internal floor area: 1243 Sq. Ft / 115 Sq. M.

Approximate Gross Internal Area 815 sq ft - 76 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Malton Office

Yorkersgate, 13a Malton,
North Yorkshire, YO17 7AA
www.markstephensons.co.uk
malton@markstephensons.co.uk
01653 692500

Pickering Office

20 Birdgate, Pickering,
North Yorkshire, YO18 7AL
www.markstephensons.co.uk
pickering@markstephensons.co.uk
01751 476900

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Floorplan

Every attempt has been made to ensure accuracy however, measurements are approximate, and for illustrative purposes only. Not to scale.