



**MARK
STEPHENSONS**
ESTATE & LETTING AGENTS

**10 Greengage Close,
Malton, YO17 7FP**

£320,000

-
- FOUR BEDROOMS
 - EXCELLENT CONDITION
 - LOVELY SITTING ROOM
 - DINING SIZE KITCHEN



Immaculate detached home forming part of this highly regarded development within easy reach of the town centre. Generous entrance hallway, sitting room, spacious dining kitchen, wc, four bedrooms, en-suite bed 1 and family bathroom. Established gardens, long driveway and single brick garage.



DIRECTIONS

The property is best found by heading out of Malton on the B1257 towards Helmsley taking the second exit into the housing development at the roundabout at Broughton Rise. Greengage Close can be found on the left hand side.

SERVICES

All mains services are connected to this property.

COUNCIL TAX

Band D

ENTRANCE HALL

Stairs leading off to the first floor.

LOUNGE

Front window. Radiator.

WC

Two piece suite. Radiator.

KITCHEN DINER

Modern range of base and wall units. Integrated gas hob, electric oven and extractor fan. Space for fridge freezer, plumbing for dishwasher. French doors opening out onto the rear garden.

UTILITY ROOM

Plumbing for washing machine. Base units.

FIRST FLOOR

LANDING

Loft hatch.



BEDROOM TWO
Rear window. Radiator.

BEDROOM THREE
Rear window. Radiator.

BEDROOM FOUR
Front window. Radiator.

BATHROOM
Three piece suite with shower over bath. Radiator.

FRONT GARDEN
Mainly laid to lawn with a small flower bed position just under the front window.

REAR GARDEN
Mainly laid to lawn with shrub borders and fencing to the perimeter.



BEDROOM ONE
Front window. Fitted wardrobes. Radiator.

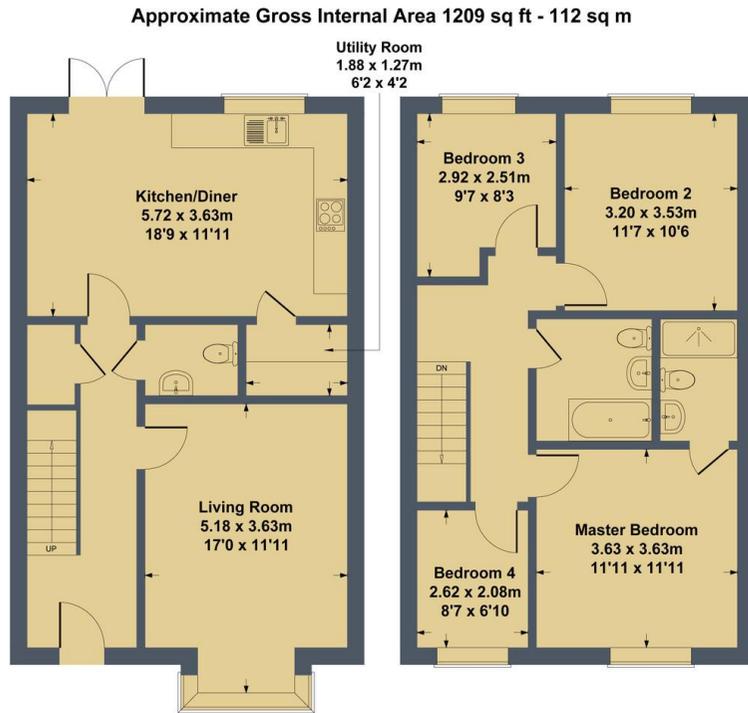
ENSUITE
Two piece suite with separate double shower cubicle. Radiator.

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



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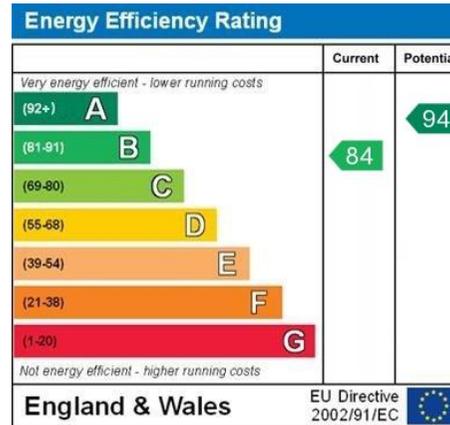
GROUND FLOOR

FIRST FLOOR

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.

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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.