



**MARK
STEPHENSONS**
ESTATE & LETTING AGENTS

**11 Plough Lane, Malton,
YO17 7AP**

£245,000

-
- NEARLY NEW HOME
 - THREE BEDROOMS
 - EN-SUITE TO BED 1
 - EXCELLENT CONDITION



Nearly new home by Taylor Wimpey forming part of the highly popular development known as Broughton Manor. In superb "walk into" condition with front lounge, superb dining size kitchen onto the gardens, three bedrooms, en-suite shower room and bathroom. Double width parking, uPVC double glazing.



LOCATION

11 Plough Road is situated to the Northern edge of the Broughton Manor development at the end of a quiet cul-de-sac with outlook to the rear across open countryside.

SERVICES

Mains water, electricity and gas are connected. Connection to mains drains.

COUNCIL TAX

BAND C = £1873.86

GROUND FLOOR

ENTRANCE HALL

With stairs to first floor.

LIVING ROOM

Front window with radiator underneath.

CLOAKROOM

Two piece suite.

DINING/KITCHEN

Wall and base units with integrated fridge-freezer, double-oven and gas hob. Patio doors leading out to garden.



ENSUITE SHOWER ROOM
Two piece suite with cubicle shower.

BEDROOM 2
Rear window.

BEDROOM 3
Rear window.

BATHROOM
Three piece suite.

OUTSIDE SPACE

FRONT GARDEN
Drive-way parking for two vehicles.

REAR GARDEN
Fully enclosed rear garden with well-stocked flower beds and a timber-framed storage shed.



FIRST FLOOR

MASTER BEDROOM
Built-in wardrobes. Front window.

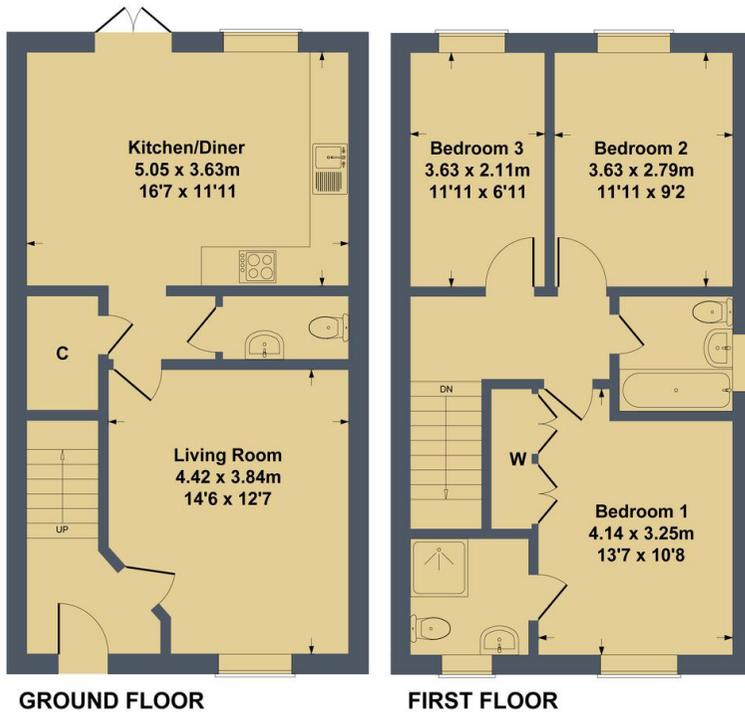
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Approx. gross internal floor area: 1243 Sq. Ft / 115 Sq. M.



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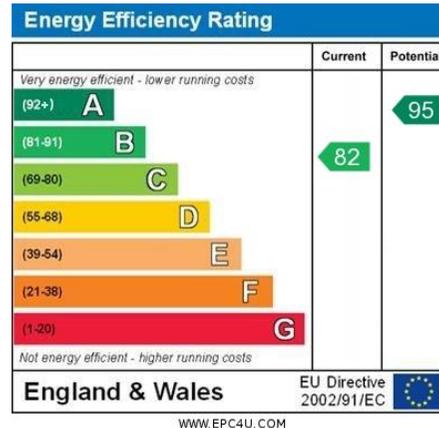
Approximate Gross Internal Area 1017 sq ft - 94 sq m



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. 2022



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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.