

Mark Stephensons

ESTATE & LETTING AGENTS



1 West Side Close, Malton, YO17 7AR

£750,000

- Private tree lined setting
- Four receptions, four bedrooms
- Double size garage
- Off Castle Howard Road
- Extremely private gardens
- Utility, WC, three bathrooms
- Extensive ground floor layout
- Well appointed throughout

1 West Side Close, Malton YO17 7AR

Nestled in an exclusive private setting of only three homes off Castle Howard Road, this 1996 detached house offers rare tranquility. Greatly improved in recent years, the property features a stylish modern kitchen and high-quality bathrooms. It provides versatile accommodation across four bedrooms, ideal for modern family living.

The exterior has generous driveway parking, a detached double garage block, and beautifully landscaped, private walled gardens to the rear. Combining a prime location with updated modern luxuries, this home delivers a serene lifestyle without compromising on quality or convenience. This is a unique opportunity to own a secluded, move-in-ready home in one of the area's most sought-after locations.



Council Tax Band: F



General information

The property lies within easy reach of both the picturesque Georgian marketplace and from the railway station. The town is celebrated for its independent shops, cafés and restaurants, artisan food producers, brewers and markets. Local amenities also include a community hospital, doctors' surgery, tennis and padel courts, swimming pool, gyms, cinema, schools and sixth form. Highly regarded independent schools, including those in York, lie within easy reach by car or train. Malton Railway Station offers a direct service to the Scarborough, York, Leeds, London, Liverpool and Manchester. This easily accessible corner of North Yorkshire has it all: the North York Moors, Castle Howard and the Howardian Hills, the Yorkshire Wolds and Heritage Coast along with the historic city of York.

Entrance & Inner hall

12'7" x 10'5"

Main side entrance door, traditional turning staircase to first floor with half and galleried landings. uPVC front door, wood floor, two radiators and useful understairs cupboard.

Rear hallway

Leading to a bedroom and Cloaks WC.

Conservatory

18'9" x 8'7"

A fabulous reception room overlooking the rear garden with doors opening out onto ceramic tiled patio.

Cloaks/WC

Wood floor, wash basin, WC and heated towel rail, large storage cupboard.

Bedroom 1

13'8" x 9'8"

Rear and side windows, fitted wardrobes, radiator.

En-suite shower room

7'4" x 6'5"

Fully tiled and refitted with large walk in shower, WC, wash basin in vanity unit, heated towel rail.

Study/Snug

9'8" x 9'6"

Side window, wood floor, radiator.

Utility room

Base and wall units, plumbing for washing machine, sink unit, tiled flooring, side window.

Kitchen

15'5" x 10'7"

Extremely well fitted and appointed with an extensive range of base and wall level units, range cooker, integrated appliances including oven, combination microwave, full height fridge and dishwasher. Modern gas fired central heating boiler within one of the wall units, central island, wood floor, radiator, front and side windows, opening into the dining room.

Dining room

11'5" x 10'7"

Front bay window with radiator below.

Sitting room

17'7" x 16'6"

Double aspect from a front window and rear facing bay looking into the delightful gardens, traditional style fireplace, two radiators.

First floor galleried landing

11'1" x 10'5"

Hatch to the loft space, small circular rear window. Cupboard housing the modern replacement hot water tank.

Rear landing

Velux window and radiator providing an ideal area for an office/hobby space.

Bedroom 2

13'7" x 10'2"

Two velux windows and two radiators.

Adjacent bathroom

10'4" x 5'4"

Three piece suite, velux window, radiator.

Bedroom 3

16'6" x 10'11"

Front and rear windows, radiator.

Bedroom 4

16'6" x 10'7"

Front and side windows, fitted wardrobes, radiator.

House bathroom

10'5" x 9'8"

Fully tiled and refitted with free standing bath, large walk-in shower, WC & wash basin in a range of built-in cupboards. Tiled floor, heated towel rail front facing window.

Double garage

5.08m x 5.44m (16'8" x 17'10") Built of brick under a tile roof to a design which matches the house. A good sized double garage with twin electric doors remote doors, side door, light and power and staircase leading up to a loft space providing excellent storage space with potential as hobbies room, two Velux windows.

Garden shed/Workshop

13ft 9 X 7ft 9

Attached to the left side of the garage, with front and rear doors, power and lighting, rear facing window.

Gardens & grounds

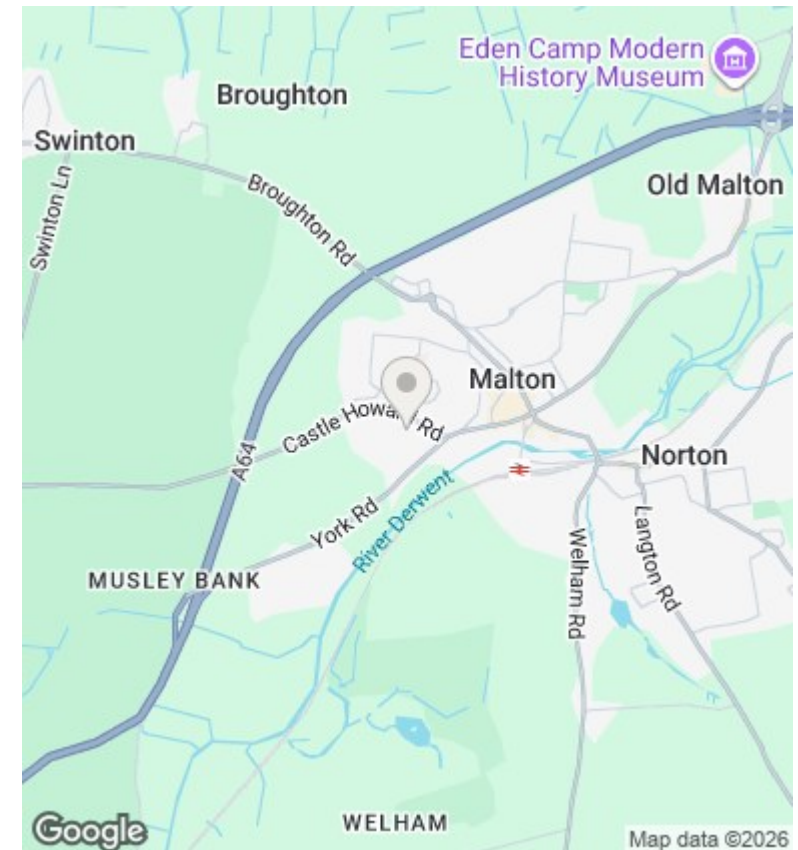
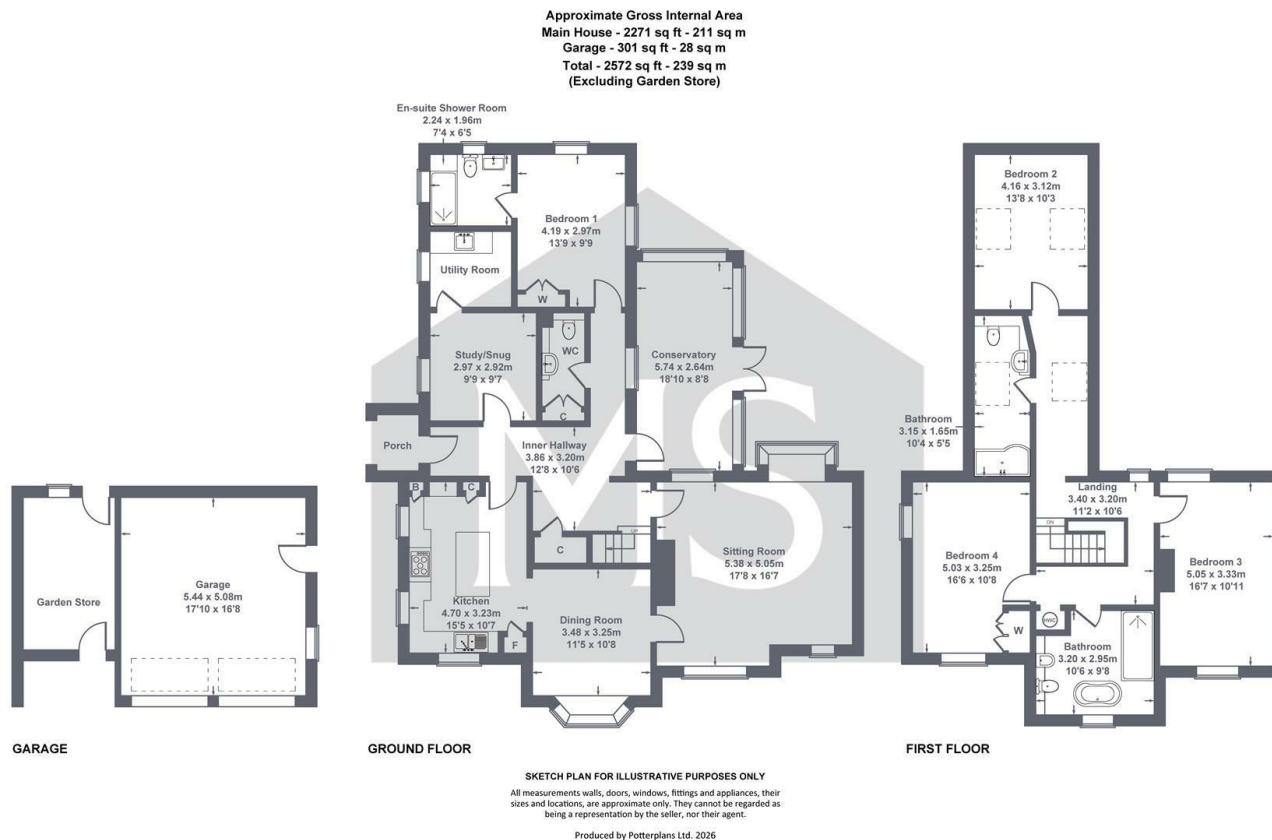
The property is approached over a private driveway from Castle Howard Road with brick pillared entrance leading to the side approach of the house offering excellent width, parking and turning space and leading up to the double garage block. Electric car charging point. To the front is a mature Beech tree with wild flower and spring bulb garden area around with steps and built-in seating as features. A private low maintenance walled garden located at the rear, adjacent to the conservatory, includes a tiled patio, rose beds and an area of lawn.

Services

All mains are connected.







Directions

Head up Castle Howard Road from the B1248 York Road for approx 400m turning left into the small enclave of three properties, number 1 is the first on the left side.

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

F

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