

# Mark Stephenson's

ESTATE & LETTING AGENTS



## Ash Tree House Broughton, Malton, YO17 6QG

£325,000

- Offered for sale chain free
- Two receptions, dining size kitchen
- Generous frontage, single garage
- Extends to approx 0.2 acres
- Lobby/utility and downstairs WC
- Established and private position
- Full of potential/space to extend
- Three bedrooms and family bathroom
- Within easy reach of Malton town

# Ash Tree House , Broughton YO17 6QG

Mature detached house on an elevated site extending to approx. 0.2 acres offering excellent potential to enlarge subject to the usual consents. A porch leads into the hallway and to the separate receptions and a generous dining kitchen. Upstairs there are three bedrooms and a family bathroom. The hallway leads into a lobby/utility area and to a WC. The grounds are extremely mature enjoying both privacy and unspoilt views from the rear aspect onto the neighbouring farmland. uPVC double glazing, oil fired central heating, offered for sale with the benefit of having no onward chain.



Council Tax Band: E



#### Location/general information

Please note the property is not in the village of Broughton itself but on the South side of the B1257 which heads West out of Malton. Ash Tree house is the third property on the left side after a mile or so.

The centre of Malton is within a short distance and offers an excellent range of amenities with the railway station providing links to the Intercity service at York. Both primary and secondary schools are within easy reach and there are many local sporting clubs including Padel, Tennis, Squash and Golf plus other recreational pursuits for young and old. The A64 which bypasses the town provides good road links east and west to the motorway network. Malton also offers an excellent range of independent shops, cafe's/coffee shops and has gained regional recognition with its regular markets.

#### Services

Mains water, electricity and drainage.  
Central heating is oil fired.

#### Entrance porch

Inner door into;

#### Entrance hallway

Front window, radiator, stairs off to first floor, under stairs storage cupboard.

#### Sitting room

Front window, patio doors at the rear, multi fuel stove, two radiators, double doors into:

#### Dining room

Rear window, radiator.

#### Kitchen

Well fitted with a good range of base and wall units, electric built-in oven/hob, two side windows, rear window, space for a table.

#### Side lobby/utility

wash hand basin, built-in cupboard and door to WC.

#### WC

Heated towel rail, front window.

#### First floor landin

Front window, hatch to loft space, built-in cupboard plus separate built-in airing cupboard.

#### Bedroom 1

Windows front and rear, radiator, built-in mirror fronted wardrobes plus separate built-in cupboard/wardrobe.

#### Bedroom 2

Windows side and rear, radiator.

#### Bedroom 3

Rear window, built-in cupboard, radiator.

#### Bathroom

White suite comprising bath, shower cubicle, WC and wash hand basin. Two side windows, one front window and heated towel rail/radiator.

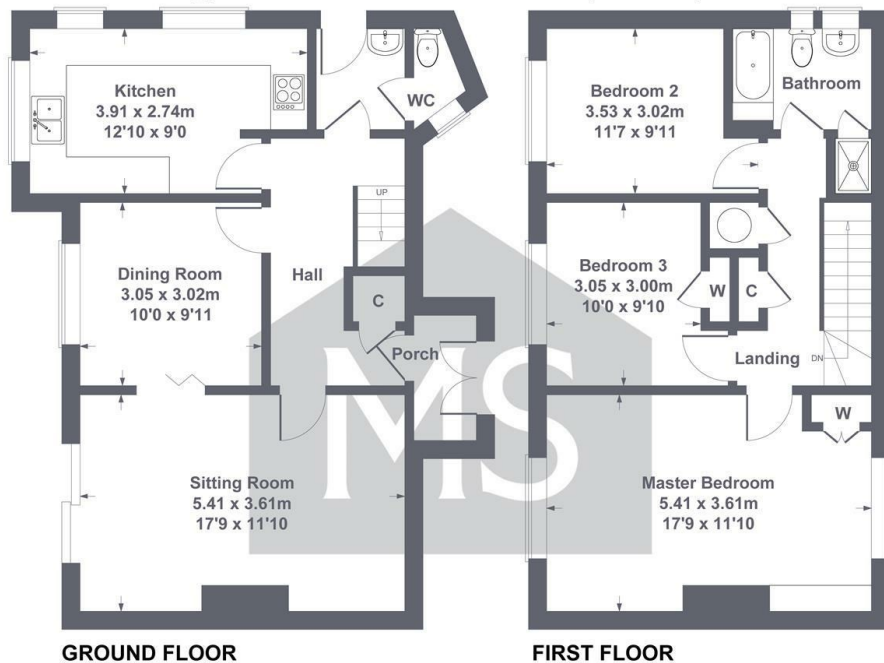
## Outside/gardens

Rising concrete driveway at the front off Broughton Road leading in through wrought iron gates into tarmac frontage allowing generous parking/turning space. Access to garage 4.52m x 2.64m widening to 3.50m (14'10" x 8'8" widening to 11'6") with rear and side windows, plumbing for automatic washing machine, power, lighting and oil central heating boiler within. Car port to side with oil tank. Distant views to the north to the North Yorkshire Moors. At the rear lies a sizeable plot with mature lawns, gravelled areas, borders, beds, generous patio space and unspoilt aspects onto open farmland.



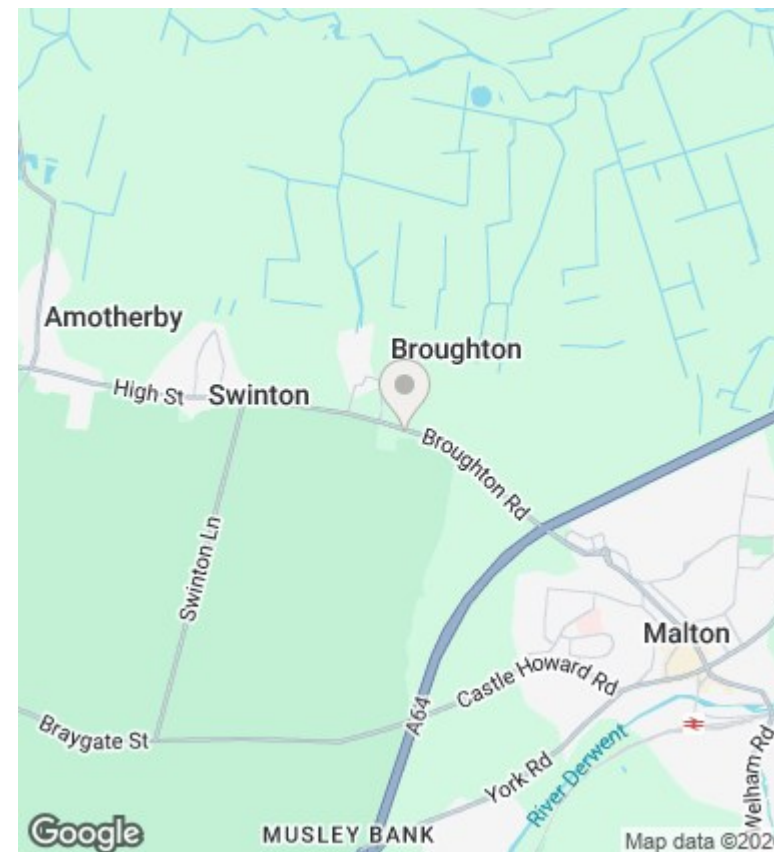


Approximate Gross Internal Area 1195 sq ft - 111 sq m



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. 2026



## Directions

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	