

Mark Stephenson's

ESTATE & LETTING AGENTS



14 Damson Avenue, Malton, YO17 7FR

£199,950

- Offered with no forward chain
- Arranged over the first floor
- Main bathroom. uPVC d/glazing
- Extremely popular location
- Two bedrooms including en-suite
- Extra large garage, rear garden
- Far reaching views from the rear
- Large open plan living & kitchen
- Generous parking at the front

14 Damson Avenue, Malton YO17 7FR

Offered for sale with no onward chain 14 Damson Avenue would make the perfect first home with two bedrooms including en-suite to bed 1, generous driveway parking and a larger than average integral garage. Built in 2015 by Taylor Wimpey forming part of the Broughton Manor development offering excellent two bed accommodation arranged over the first floor with far reaching views and open aspects from the rear where an area of lawned garden is located.



Council Tax Band: B



General information

The town enjoys excellent transport links, both bus and rail have regular services to York from where London can be reached in less than 2 hours. A full range of amenities can be found within Malton, including a variety of eateries, independent and high street retailers, good schools and leisure facilities.

Services

All mains are connected.

Ground floor entrance

Main entrance door with staircase leading to the first floor.

Landing

Rear window, hatch to the loft space, built in cupboard, radiator.

Lounge

Front facing with Juliet style balcony/french doors, two radiators, opening into the kitchen/dining.

Kitchen/dining

With a range of units, built in oven, hob and extractor, plumbed for washer, cupboard housing the combi boiler, rear facing Juliet balcony/French doors enjoying far reaching views towards the open country in the distance, radiator.

Bedroom 1

Front window, built in wardrobe.

En-suite shower room

Shower cubicle, WC, wash hand basin and heated towel rail.

Bedroom 2

Front window, radiator.

Bathroom

Three piece suite, rear facing window, heated towel rail.

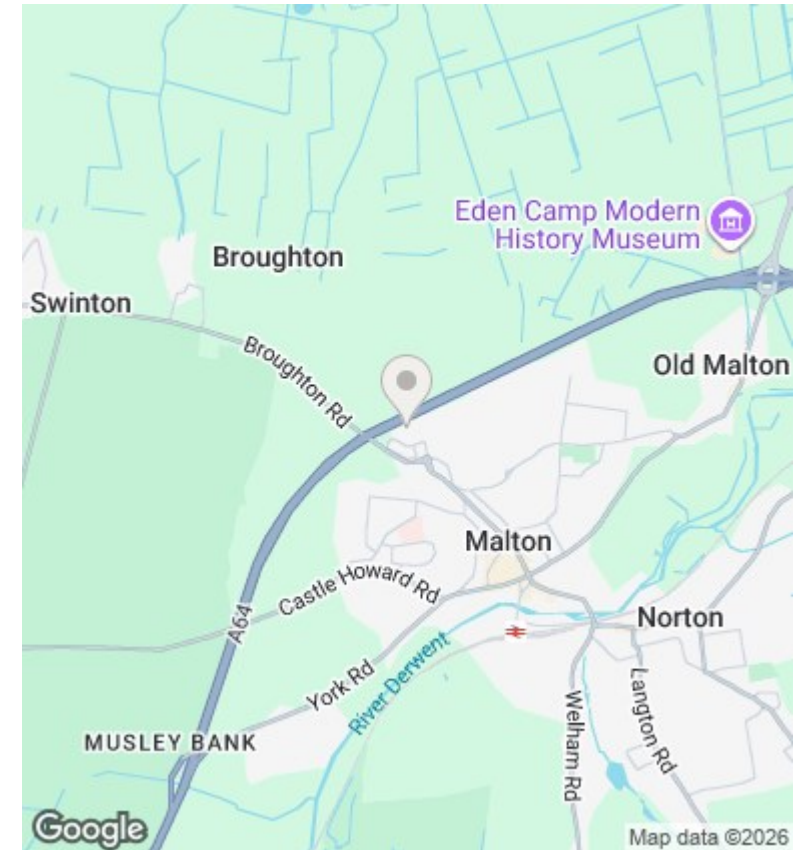
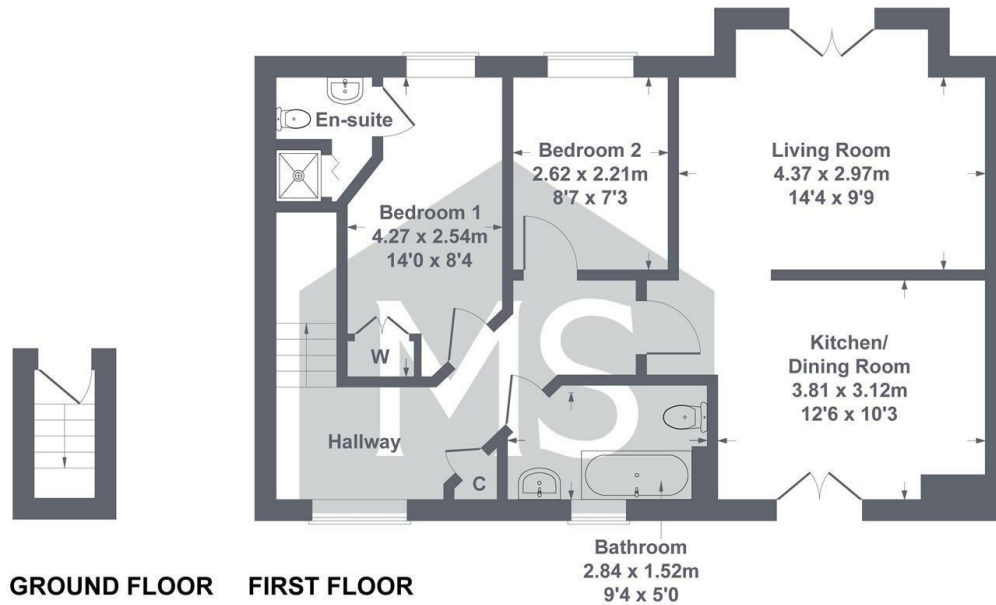
Outside space

A generous length driveway at the front aspect allows parking for numerous cars.

Garage

Integral style with power and lighting, of a particularly generous size almost 50% wider than standard.

Approximate Gross Internal Area 692 sq ft - 64 sq m



Directions

Leave Malton on the Broughton Road, Broughton Rise will be found on the right hand side.

Viewings

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

Council Tax Band

B

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		
England & Wales		EU Directive 2002/91/EC