

Mark Stephenson's

ESTATE & LETTING AGENTS



57 Harebell Road, Malton, YO17 7FW

£260,000

- Constructed in only 2020
- Three bedrooms
- En-suite to main bedroom
- Excellent family home
- Kitchen with appliances
- Garden home office/studio
- Lovely rear garden plot
- Downstairs WC
- Two car parking

57 Harebell Road, Malton YO17 7FW

Excellent nearly new (built 2020) semi detached family home with lovely rear gardens complete with ideal home based office/studio. All extremely well presented throughout with hallway, front facing lounge, excellent dining kitchen with integrated appliances and French doors opening into the rear gardens, downstairs WC, three bedrooms, en-suite shower room and bathroom. Easy parking for two at the front, highly sought after residential location exceptionally well placed for both the town centre and to local schooling.

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Council Tax Band: C



General information

Malton is a popular and well-served market town located approximately 18 miles north of York and has in recent years gained a reputation as Yorkshire's food capital with its monthly farmers market and high-profile festivals. Named by The Sunday Times as one of the best places to live, the town enjoys excellent transport links; the railway station is a short walk away and has 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.

Entrance Hall

Laminate Wood Flooring, Radiator, Stairs up to First Floor.

Lounge

Window to front aspect with Radiator underneath, Laminate Wood Flooring.

Dining Kitchen

Integrated Fridge/Freezer, Electric oven, Gas Hob, Dishwasher, Tiled Floor, Radiator, Window, French Doors, Generous Size Understairs Cupboard.

Downstairs Toilet

2 Piece Suite, Radiator

Landing

Radiator, Loft Hatch.

Bedroom 1

Front window with Radiator underneath.

En-Suite

2 Piece Suite, Shower cubicle, Radiator, Front Window.

Bedroom 2

Rear Window, Radiator

Bedroom 3

Rear Window, Radiator.

Family Bathroom

3 Piece White Suite, Radiator.

Front Aspect

Two Carp parking spaces sat side-by-side, Gate to Left-Hand side leading to Rear Garden.

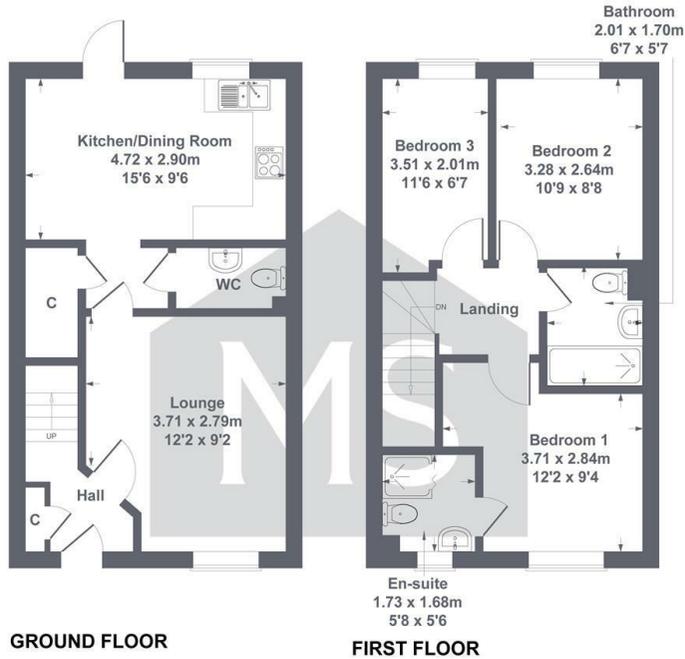
Rear Garden

Lovely Garden plot not immediately overlooked. Mostly lawned throughout with flagged area up against the immediate rear of the house. 9'3 X 9'6 Garden Lodge/Music Room with electric heating. 9'3 X 5'2 Garden Store.



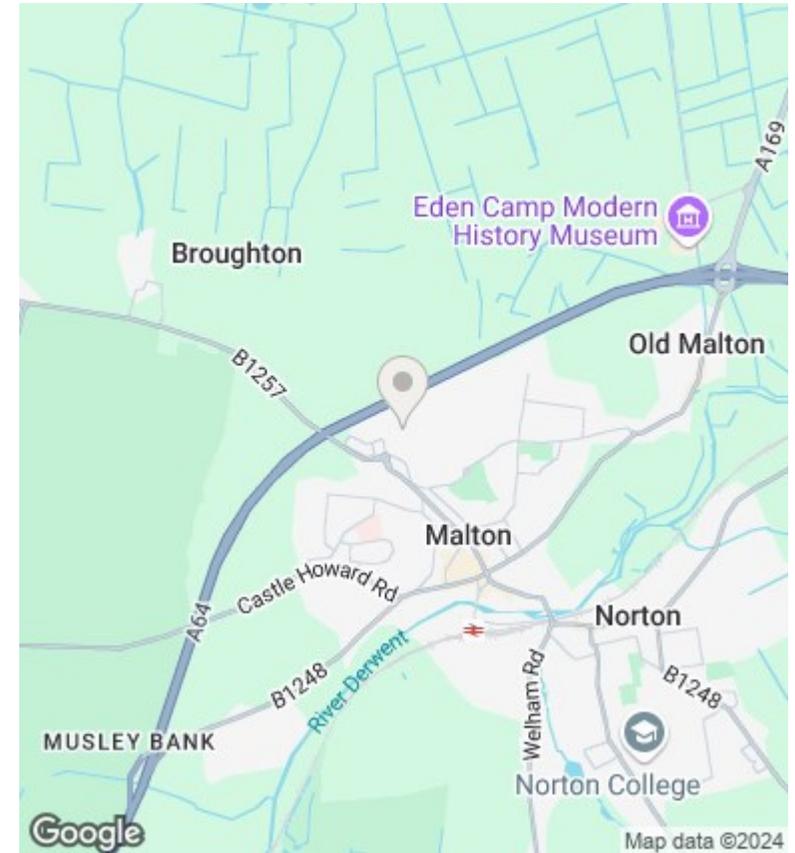


Approximate Gross Internal Area 867 sq ft - 81 sq m



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. 2024



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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	