



4, Woodlands Avenue,
Malton, Norton, YO17 9DB
Offers In The Region Of £275,000



ABOUT THE PROPERTY

Nestled in a quiet cul-de-sac and occupying a generous corner plot, we are pleased to present this spacious detached bungalow. The property has been thoughtfully extended to the rear, providing ample living space, and is offered with no forward chain.

The accommodation briefly comprises an entrance hall, a spacious sitting room, and a well-appointed kitchen/diner with plentiful storage and work surfaces. There are two bedrooms, the main bedroom featuring fitted wardrobes, along with a fully tiled shower room.

Externally, the property benefits from a corner plot with generously sized front gardens and a driveway leading to the single garage. The rear garden is mainly paved with mature planting and a summer house.

Recently repainted throughout in neutral tones, the property offers a blank canvas for buyers to personalise and create their ideal home. Early viewing is highly recommended to fully appreciate all that this wonderful bungalow has to offer.

This property is Freehold. Ryedale Council - Council Tax Band C.







Tenure: Freehold
Ryedale Council
Band: C

THE ACCOMMODATION COMPRISES;-

ENTRANCE HALL

Side entrance door.
Wood flooring and radiator.

SITTING ROOM

7.14 x 3.33 (23'5" x 10'11")
Sliding doors to rear.
2x radiators.

KITCHEN DINER

6.06 x 2.99 (19'10" x 9'9")
Windows to side and rear, door to side.
Fitted with a range of wall and base units comprising working surfaces, stainless steel sink unit with double drainer, integral eye level oven, microwave, four ring hob with extractor fan over, fridge, freezer and freestanding washing machine. Wall mounted gas fired central heating boiler, radiator and vinyl flooring.

BEDROOM ONE

4.84 x 3.37 (15'10" x 11'0")
Window to front.
Fitted wardrobes and radiator.

BEDROOM TWO

3.01 x 2.74 (9'10" x 8'11")
Window to front.
Fitted cupboard and radiator.

SHOWER ROOM

1.95 x 1.65 (6'4" x 5'4")
Window to side.
Suite comprising walk in shower, low flush WC and wash hand basin set in vanity unit. Fully tiled walls and floor, radiator and extractor fan.

OUTSIDE

The property benefits from a corner plot with generously sized front gardens and a driveway leading to the single garage. The rear garden is mainly paved with mature planting and a summer house.

DETACHED GARAGE

Up and over door, personnel door to rear, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains Gas, Water, Electricity and Drainage.

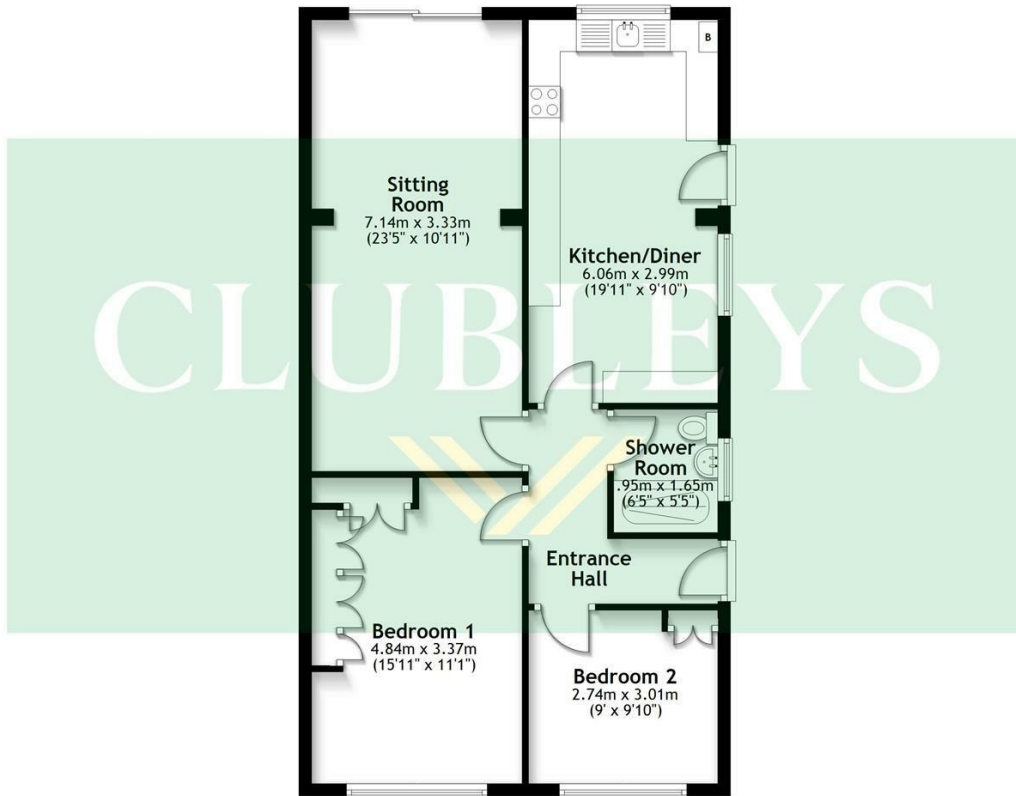
Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the Agent.



Ground Floor
Approx. 77.6 sq. metres (835.0 sq. feet)



Total area: approx. 77.6 sq. metres (835.0 sq. feet)

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

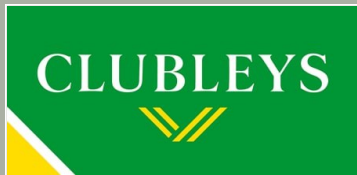
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.