



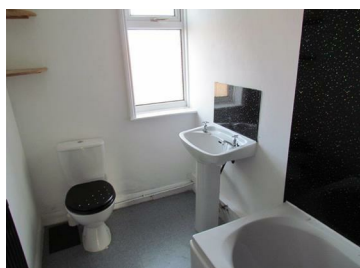
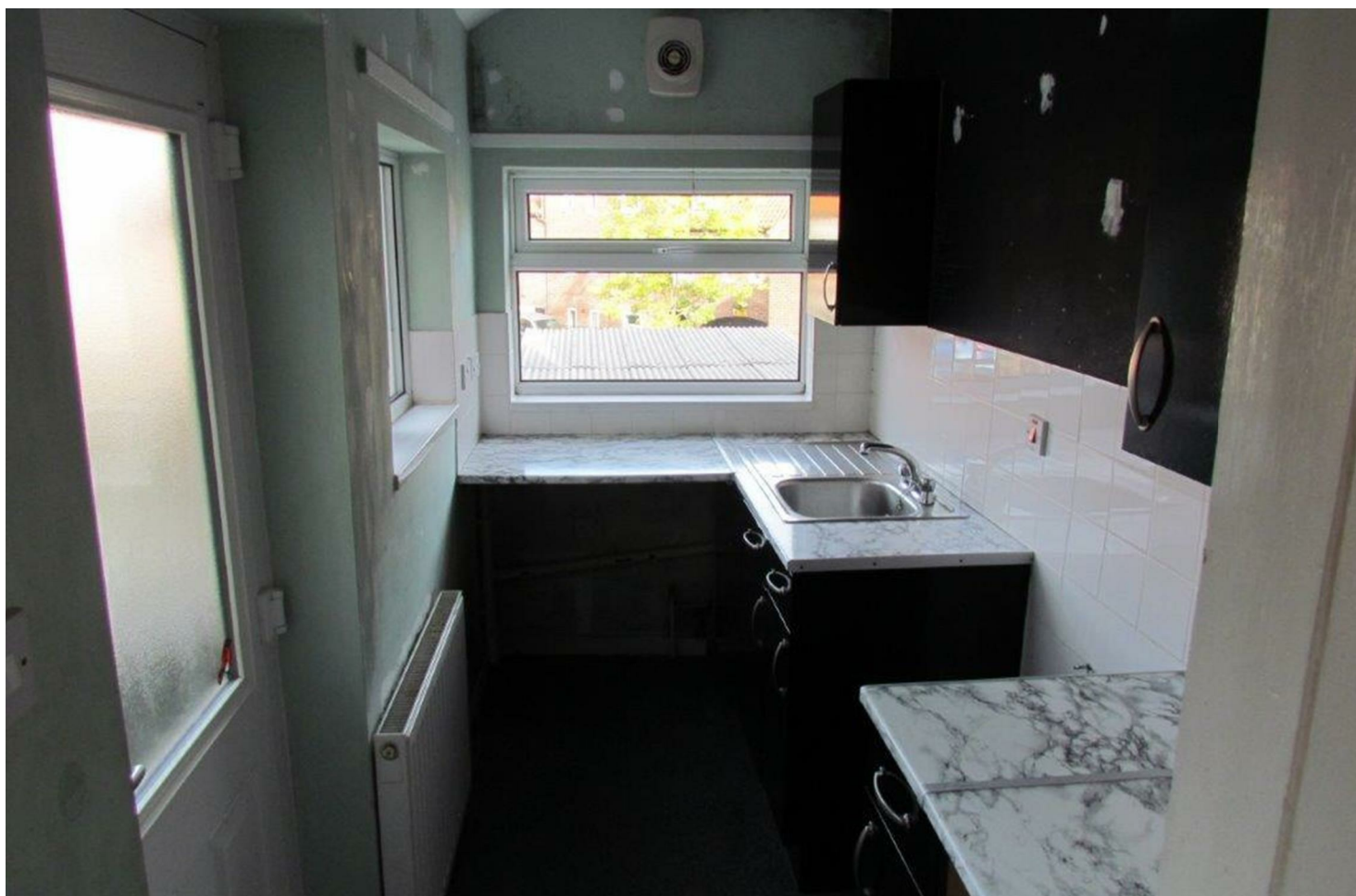
17 Wentworth Street | Malton

Number 17 is a good-sized three bedroom end-terraced property in need of a programme of modernisation and improvements, located in this popular residential location of Malton. The property is divided over three floors and briefly comprises living room, kitchen, dining room, two bedrooms, family bathroom and loft space. To the rear there is a hard-standing courtyard garden area with a single garage. NO ONWARD CHAIN.

- An end-terraced town house
- Living Room, kitchen and dining room
- Accommodation over three floors
- Popular residential area of Malton
- IDEAL FOR 1st TIME BUYERS OR AS A BUY-TO-LET INVESTMENT
- In need of modernisation and upgrading
- Three bedrooms and bathroom
- Hard-standing courtyard, garage
- NO ONWARD CHAIN



Guide Price £160,000



ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Door to:

LIVING ROOM

12'3" x 12'1" (3.73m x 3.68m)

Front aspect uPVC double glazed window, radiator.

HALLWAY

Staircase to first floor.

DINING ROOM

12' x 12' (3.66m x 3.66m)

Under stairs cupboard, a further cupboard housing the gas fired boiler.

KITCHEN

9'10" x 4'10" (3.00m x 1.47m)

Rear and side aspect uPVC double glazed windows, range of base and wall mounted units, plumbing for washing machine, radiator, extractor fan. Door to outside rear.

TO THE FIRST FLOOR

BEDROOM 1

12'3" x 12'1" (3.73m x 3.68m)

Front aspect twin uPVC double glazed windows, radiator.

BEDROOM 2

9'8" x 6' (2.95m x 1.83m)

Rear aspect uPVC double glazed windows, radiator.

BATHROOM

9'8" x 5'1" (2.95m x 1.55m)

Rear aspect opaque uPVC double glazed window, three piece suite comprising panelled bath, pedestal wash hand basin, wc, radiator, extractor fan.

TO THE SECOND FLOOR

LOFT SPACE

19' x 10'7" (5.79m x 3.23m)

Front and rear aspect dormer windows, loft hatch, 2 no. radiators.



OUTSIDE

There is a courtyard garden to the rear, with shared pedestrian access to the side.

GARAGE

17'8" x 9'1" (5.38m x 2.77m)

With up and over door to the front, personnel door to the side.

SERVICES

We understand the property is connected to mains gas, electricity, water and drainage. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

COUNCIL TAX BAND

The property lies in Band B. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed at our Malton office.



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VIEWING

Strictly by appointment with the agents.

COUNCIL TAX BAND

B

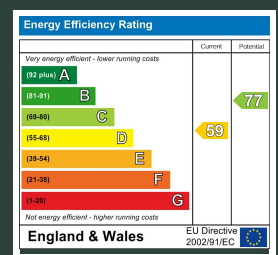
ENERGY PERFORMANCE RATING

D

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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BC
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