



46 Malton Road, DN5 8SG
£185,000 Offers In Region Of
Tenure Freehold

- **Vacant Possession**
- **Popular Location**
- **Contemporary Throughout**
- **Large Garden**
- **Perfect for first time buyers**
- **No Chain**
- **Extended**
- **Garden Offering Privacy**

Immaculately presented spacious family home in the heart of Scawsby on a quiet and popular roadway. The property boasts a large private garden and tasteful and contemporary presentation throughout leaving no renovation budget required. The property has its own off road parking and as you enter the home you are welcomed by a modest entrance leading to a cozy lounge adorned with neutral and stylish decor. The property has a single storey extension to the rear which has allowed for the beautiful open plan kitchen diner. As well as the stunning fitted kitchen, you are drawn to the exposed brick fireplace in this space which gives it authenticity and a fabulous feature. Upstairs there are three good sized bedrooms and a wonderful family bathroom complete with p-shaped bath, shower and vanity sink unit. Externally the property boasts a large enclosed garden that is both private and family friendly as well as being relatively low maintenance. There is the lovely addition of a pergola in the bottom corner as well as a timber built storage shed. Perfect for first time buyers or even investors this is a rare opportunity to buy a property that requires little to no renovation in today's market! Call Welcome Homes to book a viewing



Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	85
(69-80) C	
(55-68) D	56
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC