



30 Malton Road, DN5 8SG

£170,000 Guide Price

Tenure Freehold

- **3 BED SEMI DETACHED HOME**
- **OPEN PLAN KITCHEN LIVING DINING**
- **GREAT ACCESS TO MOTORWAY LINKS AND TOWN CENTRE**
- **NO CHAIN**
- **OFF ROAD PARKING**
- **IDEAL FOR FIRST TIME**

GUIDE PRICE £165,000 - £170,000

A blank canvas full of potential—ready for you to make your own.

This three-bedroom semi-detached home is ideal for first-time buyers or investors looking for their next smart move. With no chain, you can buy and move in quickly without delay.

At the front, there’s a driveway providing convenient parking. Inside, the bright front lounge features an inviting open fire, perfect for cosy evenings. The spacious kitchen/diner is great for family meals and entertaining.

Upstairs, there are three well-proportioned bedrooms and a main bathroom, offering plenty of space for comfortable living or rental potential. Outside, you’ll find a good-sized garden with outdoor storage, giving you room to personalise and enjoy.

The location is also a real plus, with great access to the motorway and town, making commuting and daily errands easy.

While the property does need some updating, that’s exactly where the opportunity lies. With solid foundations, a sought-after location, no chain, and all the essentials in place, this is your chance to add value, put your own stamp on it, and create lasting comfort.



Environmental Impact (CO ₂) Rating		
	Current	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		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	