

JULIAN
WADDEN



16 Malton Road
Heaton Moor
Guide price £465,000



Square Footage: 1118
Council Tax Band: D
Tenure:
Service Charge:N/A
Sat Nav Directions: SK4 4DE

A rare opportunity to purchase a superb three bedroom extended semi detached property, located on a most sought after Heaton Moor cul-de-sac just off Clifton Road.

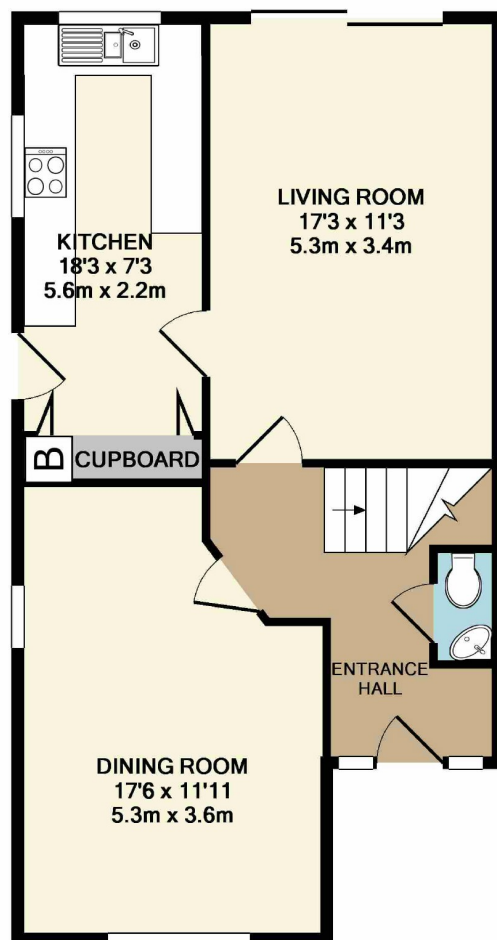
With many appealing features including a 'hall to hall' configuration and sumptuous landscaped gardens to the rear, this quality home must be viewed!

In brief the property comprises: inviting entrance hallway with a W.C. off, formal dining room, extended living room with patio doors providing beautiful views to the rear and an 18 foot extended fitted kitchen. Turning staircase leading to the first floor landing with doors to three well proportioned bedrooms and a bathroom with a three piece suite. Warmed via a modern central heating system the property also has Upvc double glazed windows.

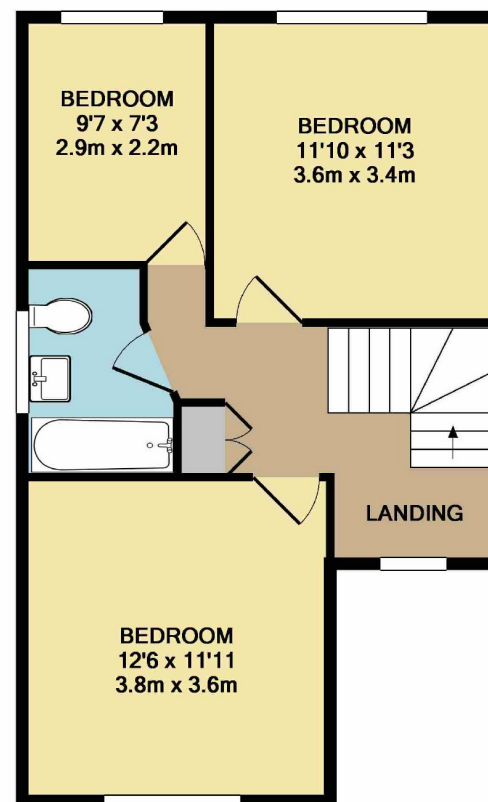
Externally there is a flagged driveway and attractive formal gardens. Double wooden gates to the side giving access to the rear. Both secluded and mature, one of the outstanding attributes of this ideal family home are the rear gardens. With herbaceous borders and a spacious flagged patio ideal for alfresco dining, this outside space has been well cared for over the years.

Zoned for both desirable Primary and Secondary schools and positioned within strolling distance to Heaton Moor village, 16 Malton Road has it all.





GROUND FLOOR
APPROX. FLOOR
AREA 616 SQ.FT.
(57.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 501 SQ.FT.
(46.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1118 SQ.FT. (103.8 SQ.M.)
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Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.