

# Rounthwaite **R&W** Woodhead

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**69 HAREBELL ROAD, MALTON, YO17 7FW**



**£1,500**

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## Description

A modern and well presented 4 bedroom detached property located on the popular Broughton Manor development.

The ground floor provides versatile living space which is well presented throughout and briefly comprises; A well equipped breakfast kitchen with double doors to the rear patio area, a separate dining room/study, a sitting room which also opens out to the rear garden and there is a ground floor WC. On the first floor there are four bedrooms (master with en-suite shower room) and a house bathroom suite.

Outside there is an enclosed garden to the rear with a sizeable paved patio area for sitting out. To the front there is driveway parking for several vehicles and an integral garage.

The centre of Malton is within a short distance and offers an excellent range of amenities with the railway station providing links to the Intercity service at York. Both primary and secondary schools are also within a short distance and there are many local sporting clubs including Tennis, Squash and Golf plus other recreational pursuits for young and old alike. The A64 which bypasses the town provides good road links east and west to the motorway network. Malton also offers an excellent range of varied shops, eating establishments and has gained regional acclaim with its regular food festival.

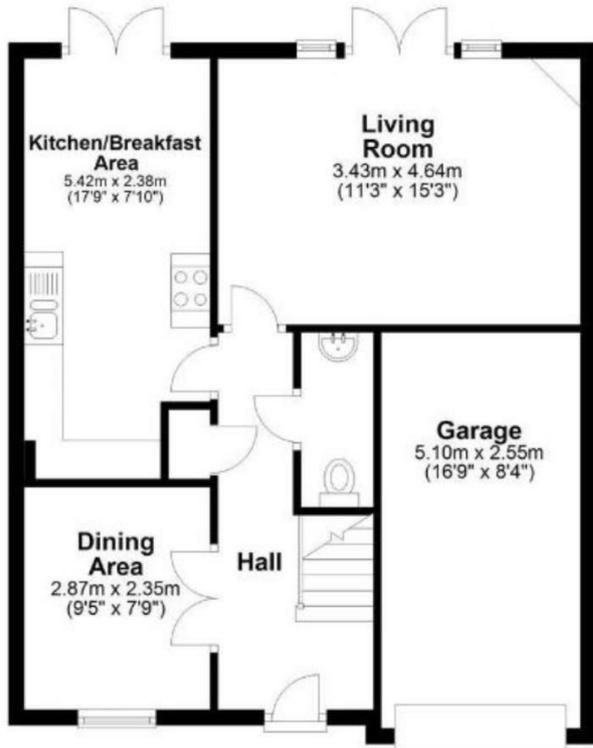
## General Information



# Accommodation

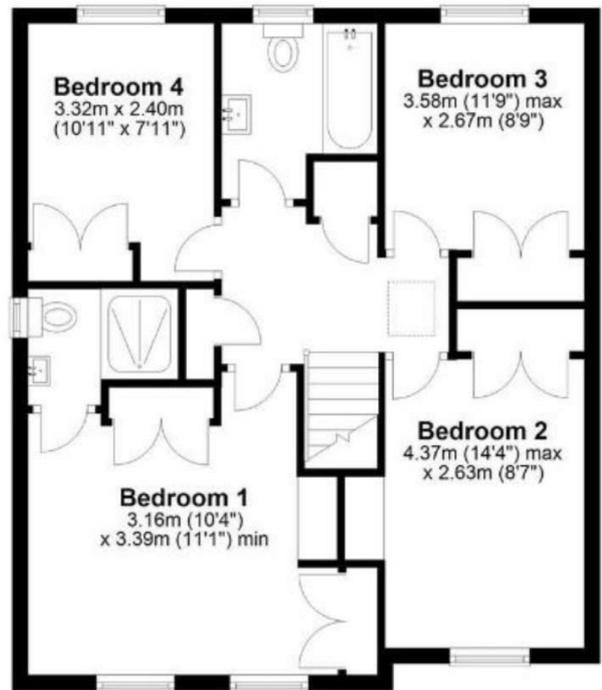
## Ground Floor

Approx. 60.4 sq. metres (650.6 sq. feet)



## First Floor

Approx. 58.8 sq. metres (633.2 sq. feet)



Total area: approx. 119.3 sq. metres (1283.8 sq. feet)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>83</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

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