

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

69 MIDDLECAVE ROAD, MALTON, YO17 7NQ



- Substantial detached home
- Modern and flexible living space
- House bathroom and en suite to master
- Wonderful, mature plot
- Six / seven bedrooms
- Garage and driveway parking

PRICE GUIDE £950,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

This substantial detached home occupies a wonderful position and boasts one of Malton's most sought-after addresses. Middlecave Road is just a short walk from the Malton town centre and railway station but also offers easy access to the fabulous surrounding countryside.

A much-loved family home for many years, the property has been thoughtfully extended and improved by the current owners to meet the needs of modern life. However, with accommodation totalling almost 2700 sq ft, the property offers true flexibility.

To the ground floor, a large open plan family room really is the heart of this home with a fabulous kitchen including a range of quality fitted units and appliances, spacious seating and dining areas all benefiting from a wonderful outlook over the gardens to the rear. Practicalities are catered for with a large utility / boot room and cloakroom both off the kitchen and a good-sized separate reception room makes a great evening reception room.

Set over the first and second floors are seven bedrooms of various proportions, with one currently used as a study and fantastic walk-in storage space. The master suite benefits from a dressing area with fitted wardrobes and ensuite shower room which is in addition to the modern house bathroom; fitted with a four-piece suite including bath and separate shower.

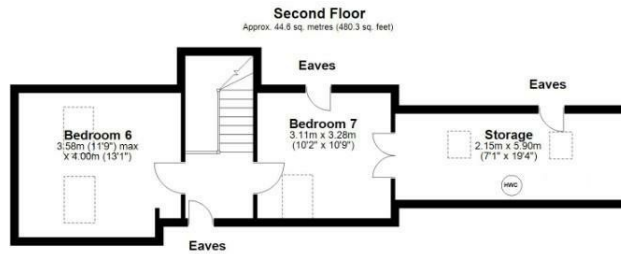
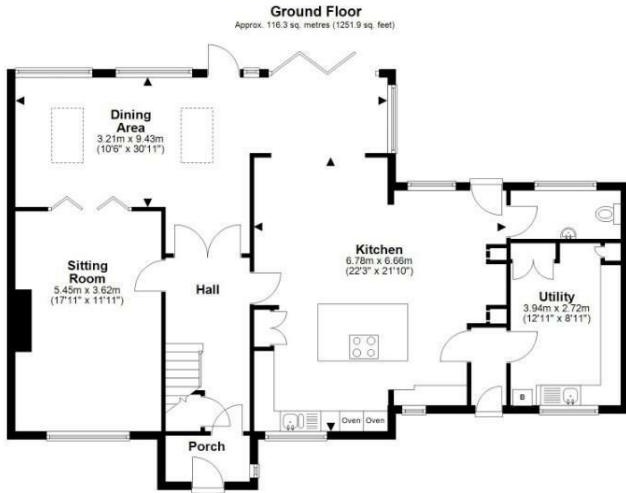
Well placed in a large, mature plot there are attractive well stocked gardens, a garage and ample driveway parking for several vehicles.

General Information

Gas Central Heating - Mains Drainage and Water - Council Tax TBC



Accommodation



Total area: approx. 248.5 sq. metres (2675.1 sq. feet)
69 Middlecave Road, Malton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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