

Rounthwaite **R&W** Woodhead

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

THE HOUSE, 45 TOWN STREET, OLD MALTON, MALTON, YO17 7HB



- A most attractive five bedroom detached house
 - Three reception rooms
 - Enclosed private garden
- Desirable village location
 - Double Garage and outbuildings
 - Within a mile of Malton's Market Place

PRICE GUIDE £675,000

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

Known as 'The House', 45 Town Street comprises a fine looking detached house principally of stone construction set back from the road on a slightly raised site. The front elevation is faced in 'dressed stone' and most attractive in appearance, complimented by the sash windows either side and a box bay window. The entrance hall with mosaic tiles leads through to the kitchen with dining area and french doors open to the rear garden. There are two additional reception rooms with attractive period fire surrounds, utility room and pantry.

At first floor level there are 5 bedrooms, the master with en suite shower room, and a house bathroom. Outside vehicle access is available to the side leading to the double garage and parking area. There is a garden to the front and a good sized garden mainly laid to lawn within walled and hedged boundaries.

Old Malton is highly desirable and convenient location within a mile or so of Malton's Market Place. From the property there are walks along the banks of the river Derwent in open countryside. Malton offers a fine variety of amenities with the rail service providing links to the Intercity service at York and a regular bus services. There are a good variety of shops, regular markets and events together with eating establishments and sporting and social clubs. The A64 bypasses the town providing good road communications east and west and to the motorway network. The Wolds, Moors, Howardian Hills Natural Landscape (formerly ANOB) and East Coast are also within easy reach.

General Information

Services: Mains water, electricity & drainage. Gas central heating. Telephone connection subject to the usual British Telecom regulations.

Council Tax: We are informed by Ryedale District Council that this property falls in band F.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

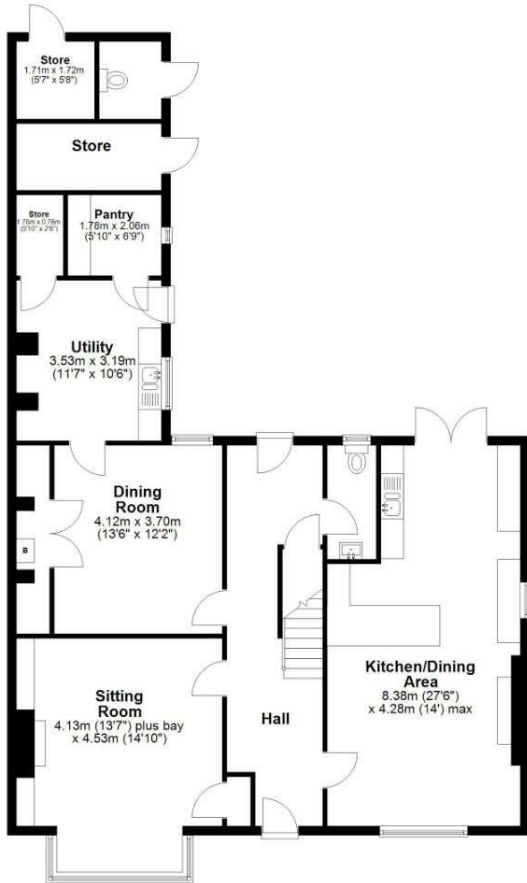
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



Accommodation

Ground Floor

Approx. 122.6 sq. metres (1319.3 sq. feet)



First Floor

Approx. 121.4 sq. metres (1306.6 sq. feet)



Total area: approx. 244.0 sq. metres (2625.9 sq. feet)

45 Town Street, Old Malton

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	47	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

www.rounthwaite-woodhead.com

Rounthwaite **R&W** Woodhead