

ROUNTHWAITE & WOODHEAD

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7lx Tel: (01653) 600747 Fax: 08718 130592



25 ORCHARD ROAD, MALTON, YORKSHIRE, YO17 7BH

A spacious detached bungalow standing on a prime site in this highly desirable location

Entrance Hall

Two Double Bedrooms

uPVC Double Glazing

Dining Kitchen

Shower Room

Detached Garage & Parking

Conservatory

Study

Large Plot

Sitting Room

Gas Central Heating

Private Rear Garden

OFFERS OVER £400,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800
Email: rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.co.uk

Description

Orchard Road is a highly sought after residential area within easy reach of Malton's town centre. No.25 stands on an exceptional site set well back from the road and facing South. There is ample width to the side offering potential to extend if desired subject to necessary consents. The front garden is lawned and a driveway to the side leads to the double garage. The private rear garden is sheltered by high beech hedges and combines lawned areas, well stocked flower beds and borders as well as a patio area for sitting out.

The accommodation is well presented throughout and briefly comprises; a fully equipped dining kitchen overlooking the rear garden with adjoining conservatory. A spacious sitting room with gas fire to the front of the property along with two double bedrooms, a house shower room and a separate study room.

The town offers an excellent range of amenities with a Railway Station providing links to the Intercity service at York and regular bus services both local and further afield. The A64, by-passes the town, and provides good road links to both the east coast and west towards York, Leeds and the main motorway network. There are a good variety of shops, pubs and eating establishments and the regular food festivals have gained regional acclaim. Malton is well located for the Coast, the Moors and the Wolds and is surrounded by lovely countryside.

General Information

Services: Mains gas, water and electricity. Connection to mains drainage.

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

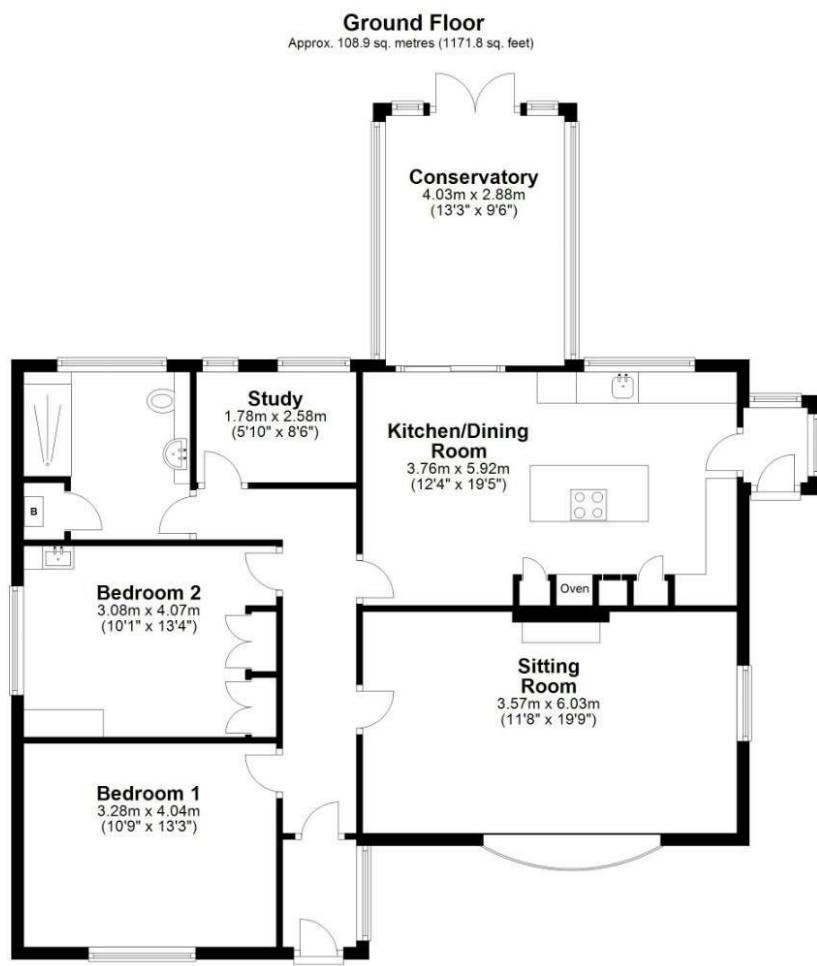
Viewing: Strictly by appointment with the Agents:

Messrs Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747

Council Tax: We are informed that the property lies in Band E.



Accommodation



Total area: approx. 108.9 sq. metres (1171.8 sq. feet)
25 Orchard Road, Malton

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

EU Directive 2002/91/EC

England & Wales

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		

EU Directive 2002/91/EC

England & Wales



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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