

Rounthwaite R&W Woodhead

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

2 HEADLAND RISE, MALTON, YO17 7PR



- Well-presented three-bedroom detached home
- Elevated position and convenient for the town centre
- Private enclosed and walled rear garden
- Garage and driveway parking

PRICE GUIDE £330,000

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

2 Headland Rise is a well-presented three-bedroom detached home, occupying an elevated position on the edge of the popular Linden Homes development,.

The property is tastefully decorated and well equipped throughout, with spacious accommodation arranged over two floors. The ground floor comprises an entrance hall, downstairs WC, utility room, comfortable living room and a well-proportioned kitchen/diner with double doors opening directly onto the enclosed rear garden.

To the first floor is a principal bedroom with en-suite shower room, two further double bedrooms and a family bathroom.

Externally, the property enjoys a lovely enclosed and walled rear garden, providing a private and attractive outdoor space. A garage and driveway provide off-street parking, completing this appealing modern home.

Headland Rise is situated a short walk from the Town Centre. Malton offers a range of amenities, including; independent shops, schools, sporting and social clubs and many local eating establishments; the regular food festivals have gained regional acclaim. Malton's Train Station also provides links to the Intercity service at York and access to the Coast. The A64 by passes the town and provides good road links to both the east to the coast and west towards York, Leeds and the main motorway network.

General Information

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

Tenure: Freehold

Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

Council Tax. We are informed that the property lies in band C.



Accommodation

Ground Floor

Approx. 44.0 sq. metres (474.1 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.4 sq. feet)



Total area: approx. 88.6 sq. metres (953.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(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		



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