

Rounthwaite **R&W** Woodhead

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



3A BURKE ROAD, MALTON, YO17 7JZ

A Three bedroom detached property within easy reach of the Town Centre

Entrance Hall

Three Bedrooms

Parking

Dining Kitchen

House Bathroom

Low Maintenance Garden

Sitting Room

Gas Central Heating

Timber Shed

Reception Room

Double Glazing

No Onward Chain

PRICE GUIDE £210,000

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

Burke Road forms part of an established residential area within easy reach of Malton's town centre, it is served by two primary schools, general store/newsagents, and a fish & chip shop. 3A is South facing and offers well proportioned accommodation which would benefit from some modernisation. On the ground floor there is a fitted dining kitchen with integrated cooker and patio doors to rear garden, a sitting room with gas fire and a further reception room with a recently installed gas boiler. On the first floor there are three bedrooms and a house bathroom suite.

Outside there is parking space to the front of the property and a low maintenance enclosed rear garden with a useful timber shed.

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

Services: Mains water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central heating, uPVC Double Glazing.

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

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

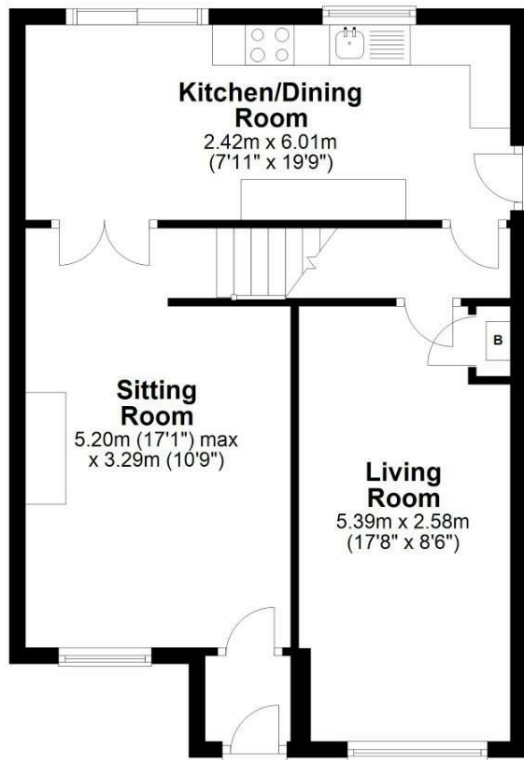
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



Accommodation

Ground Floor

Approx. 50.8 sq. metres (546.6 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.3 sq. feet)



Total area: approx. 97.2 sq. metres (1045.9 sq. feet)

3A Burke Road, Malton

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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