



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@rounghwaite-woodhead.co.uk www.rounghwaite-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.

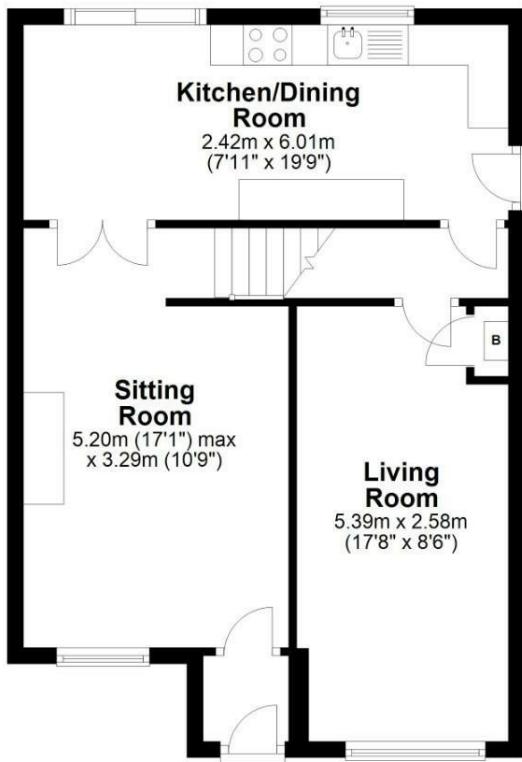
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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