

ROUNTHWAITE & WOODHEAD

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



4 FITZJOHN CLOSE, MALTON, YO17 7FD

A fully Refurbished Two Bedroom Bungalow with front and rear Gardens

Entrance Hall

Bathroom

Driveway Parking

Sitting Room

uPVC Double Glazing

Timber Shed

Fitted Kitchen

Gas Central Heating

No Onward Chain

2 Bedrooms

Gardens to Front & Rear

PRICE GUIDE £215,000

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

4 Fitzjohn Close is situated in a popular and well established residential area of Malton within easy reach of the Town Centre and the bus and railway stations. The property is nicely set back from the road and has just undergone a full programme of refurbishment providing immaculate accommodation with good quality fixtures and fittings. Works have included the installation of a brand new gas central heating system, new carpets and flooring throughout and a newly fitted kitchen and bathroom suite. The sitting room is a generous size with a pleasant outlook to the front. There are two double bedrooms overlooking the garden to the rear.

Outside to the front facing south east there is an open lawned garden and to the rear a good sized garden also down to lawn with a useful timber shed. There is a driveway and parking to the side of the property with space for several vehicles.

Malton offers an excellent range of amenities with a Bus Station and Railway Station providing links to the Intercity service at York. The A64, which by-passes the town, provides road links both East and West and access to the motorway network. There are a good variety of shops 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

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53 Market Place

Malton YO17 7LX Tel 01653 600747

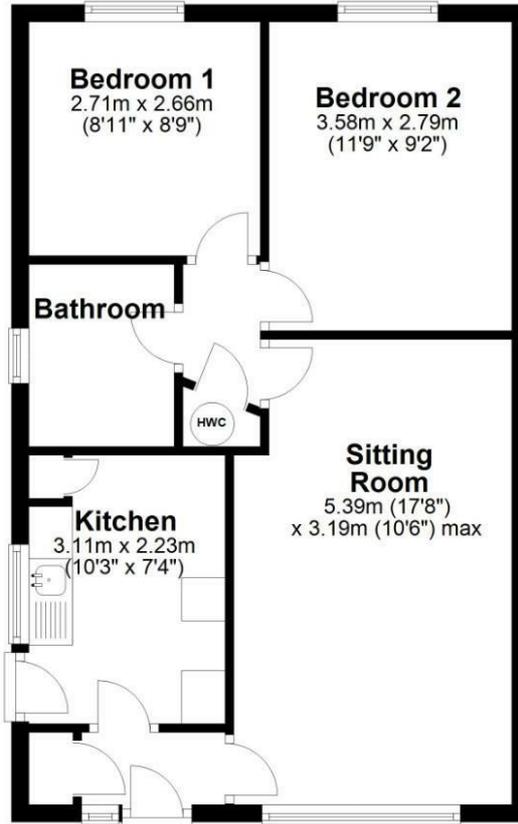
Council Tax: We are informed that the property lies in band B.



Accommodation

Ground Floor

Approx. 50.3 sq. metres (541.8 sq. feet)

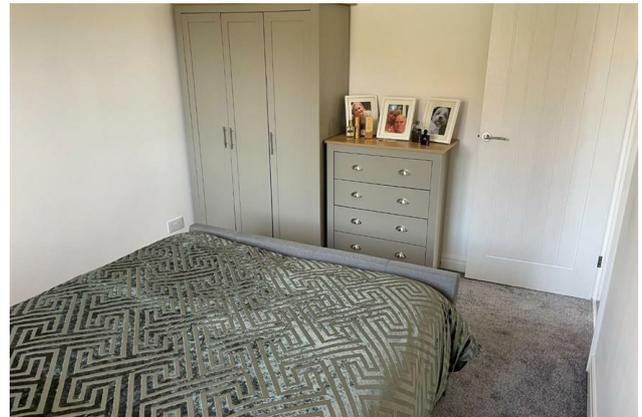


Total area: approx. 50.3 sq. metres (541.8 sq. feet)

4 Fitzjohn Close, Malton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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	



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

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