# Rounthwaite R&W Woodhead

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

## 9 SHOWGROUND ROAD, MALTON, YO17 7PJ









- **Well-Presented Three-Bedroom Modern Home**
- **Modern Dining Kitchen & Principal Bedroom with En-Suite**
- **Private, Enclosed South-Facing Garden**
- **Single Garage & Ample Off-Street Parking**
- **NO ONWARD CHAIN**

## GUIDE PRICE £295,000

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

An attractive and well-presented three-bedroom modern home, occupying a pleasant position on the popular Linden Homes development within easy reach of the town centre.

The ground floor comprises a modern dining kitchen with a range of integrated appliances, a comfortable sitting room with double doors opening onto the rear garden, and a WC. Upstairs are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, along with a house bathroom suite.

Outside, the property benefits from a private, fully enclosed south-facing rear garden, a paved patio area ideal for outdoor seating and a timber shed. There is also ample off-street parking for several vehicles and a single garage.

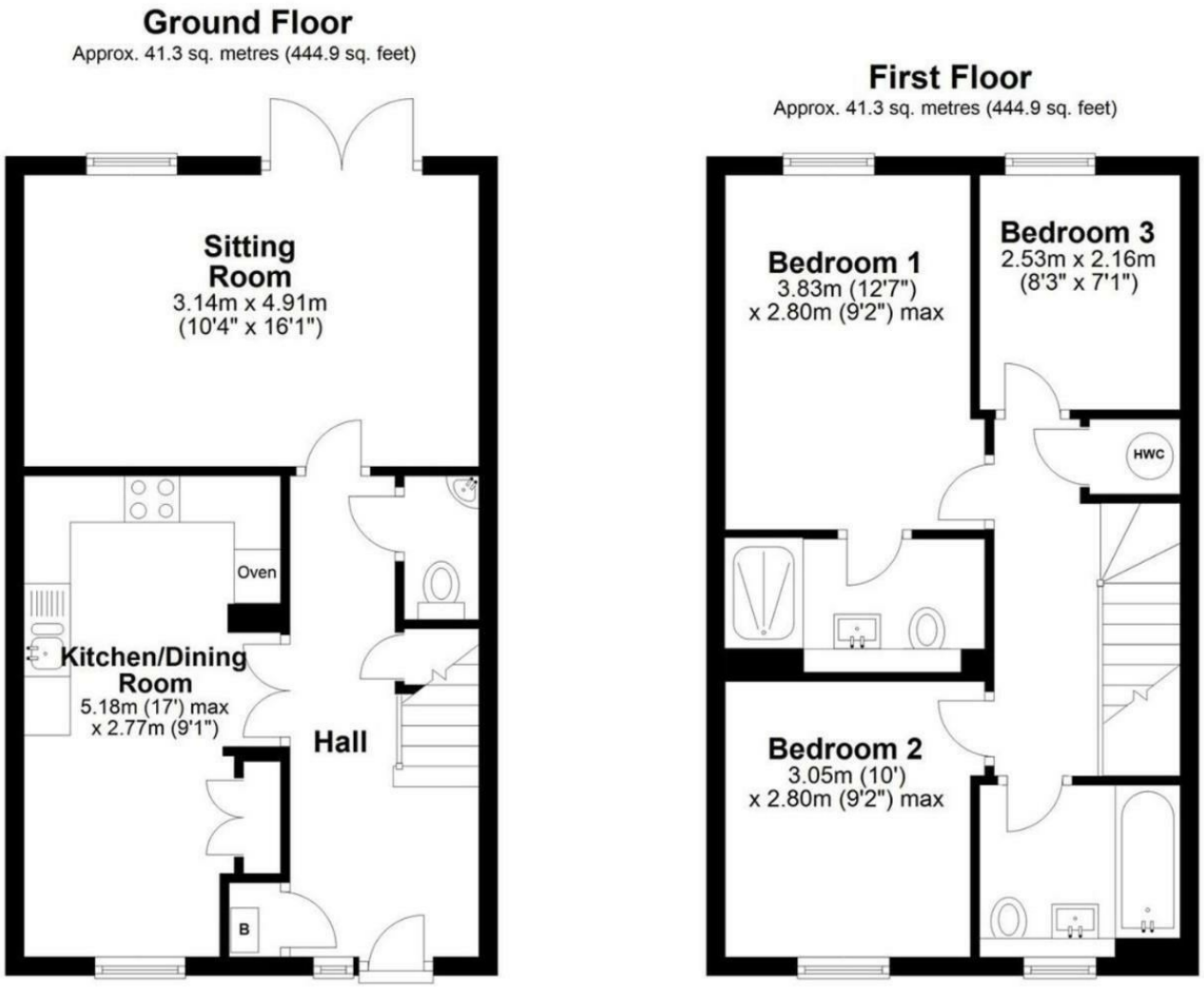
Malton and Norton offer an excellent range of close to hand amenities including the Railway Station with links to the intercity service at York, a community hospital, doctors' surgery, tennis courts, swimming pool, gyms, cinema, good schooling and an interesting and diverse range of shops. Malton has gained regional acclaim for its regular food festivals. The A64 provides good road communications east and west and to the motorway network. The Wolds, Derwent valley walks and Howardian Hills Area of Outstanding Natural Beauty are all within easy reach.

## General Information

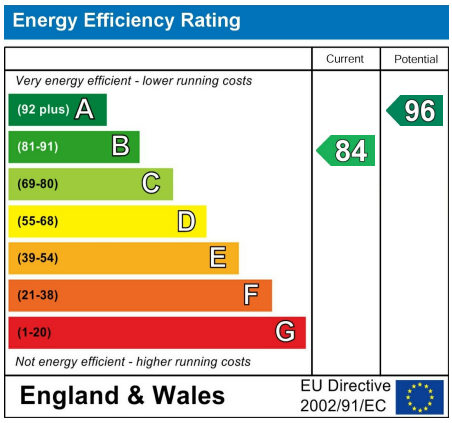


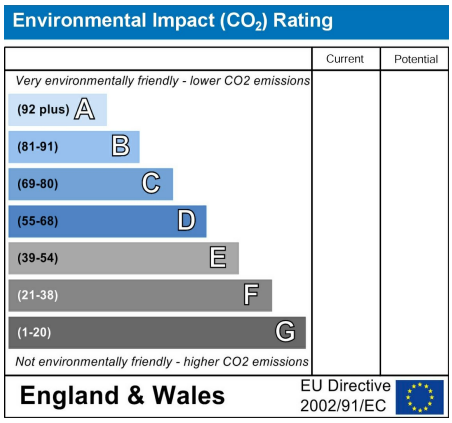


# Accommodation




Total area: approx. 82.7 sq. metres (889.9 sq. feet)










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.