

# Rounthwaite **R&W** Woodhead

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

**64 SCARBOROUGH ROAD, NORTON, MALTON, YO17 8AE**



- Charming three-bedroom cottage with self-contained one bedroom annexe
- Well-equipped breakfast kitchen and stylish bathroom
- Ample off-street parking for several vehicles
- Over 2000 sq feet of flexible accommodation
- Enclosed gardens to both front and rear with hot tub and useful storage sheds
- Convenient location for easy access to the Town's amenities

**OFFERS OVER £300,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk) [www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

## Description

A charming and individual four-bedroom cottage offering deceptively spacious and versatile accommodation, conveniently situated on Scarborough Road, Norton. Full of character, the property features two generous reception rooms including a sitting/dining room with log burning stove, a well-equipped breakfast kitchen, and a beautifully appointed house bathroom complete with a freestanding claw-foot bath and separate walk-in shower. A particular feature is the self-contained ground floor annexe, comprising a snug, double bedroom and en-suite shower room.

Externally, the property enjoys enclosed gardens to both the front and rear, together with ample parking for several vehicles. The rear garden offers a range of seating areas, a useful shed with power, hot tub and gated access, while to the front there is a further enclosed garden and a substantial timber store with a variety of potential uses. The property also benefits from a boarded loft room providing excellent storage space.

A unique home combining character, flexibility and practicality in a convenient location.

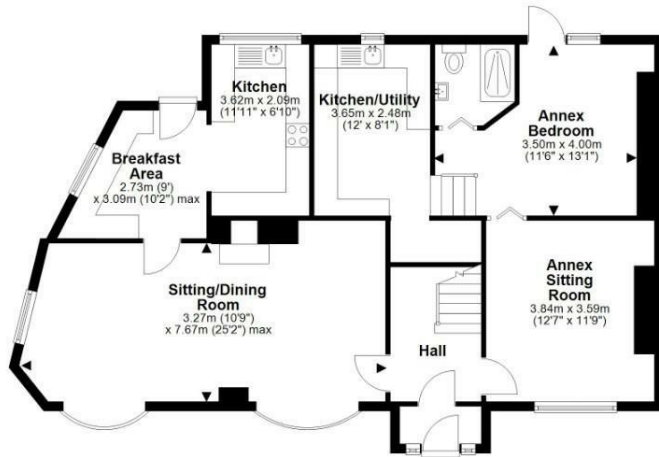
## General Information



# Accommodation

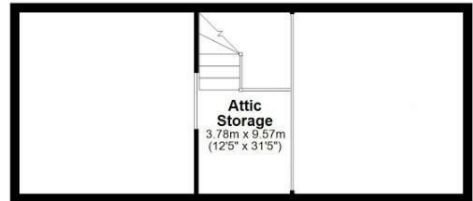
## Ground Floor

Approx. 94.2 sq. metres (1013.8 sq. feet)



## Second Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



## First Floor

Approx. 58.3 sq. metres (627.3 sq. feet)



Total area: approx. 188.9 sq. metres (2033.6 sq. feet)  
**64 Scarborough Road, Norton**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	62	77
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

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