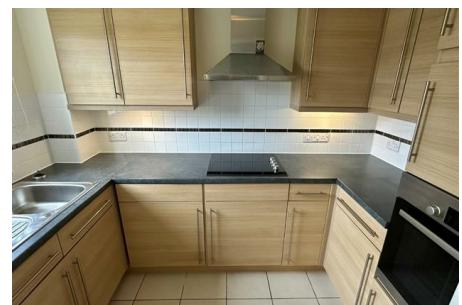


53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

40 HOLLIS COURT CASTLE HOWARD ROAD, MALTON, YO17 7AD



- First floor one bedroom apartment
- House Manager on-site during office hours
- 24-hour Emergency call system + Secure entry system

- Pleasant outlook across the communal gardens
- Communal Lounge for residents and guests

PRICE GUIDE £110,000

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

Email: malton@rounthaite-woodhead.co.uk

www.rounthaite-woodhead.com

Description

Hollis Court was constructed by and is managed by Macarthy & Stone. The impressive building is situated at the foot of Castle Howard Road, a short walk from Malton's Market Place and Town Centre and is a highly desirable area of the town. Malton offers an excellent range of local amenities together with a good variety of shops and transport links. The railway station provides connections to the East Coast and the Intercity service at York and there is a regular bus service east and west.

40 Hollis Court is situated on the first floor (accessible by a lift) with a easterly aspect and French balcony enhancing the living room. The accommodation is well equipped with a modern kitchen, a sitting room overlooking the communal gardens and countryside beyond, a large shower room and a double bedroom with fitted wardrobes.

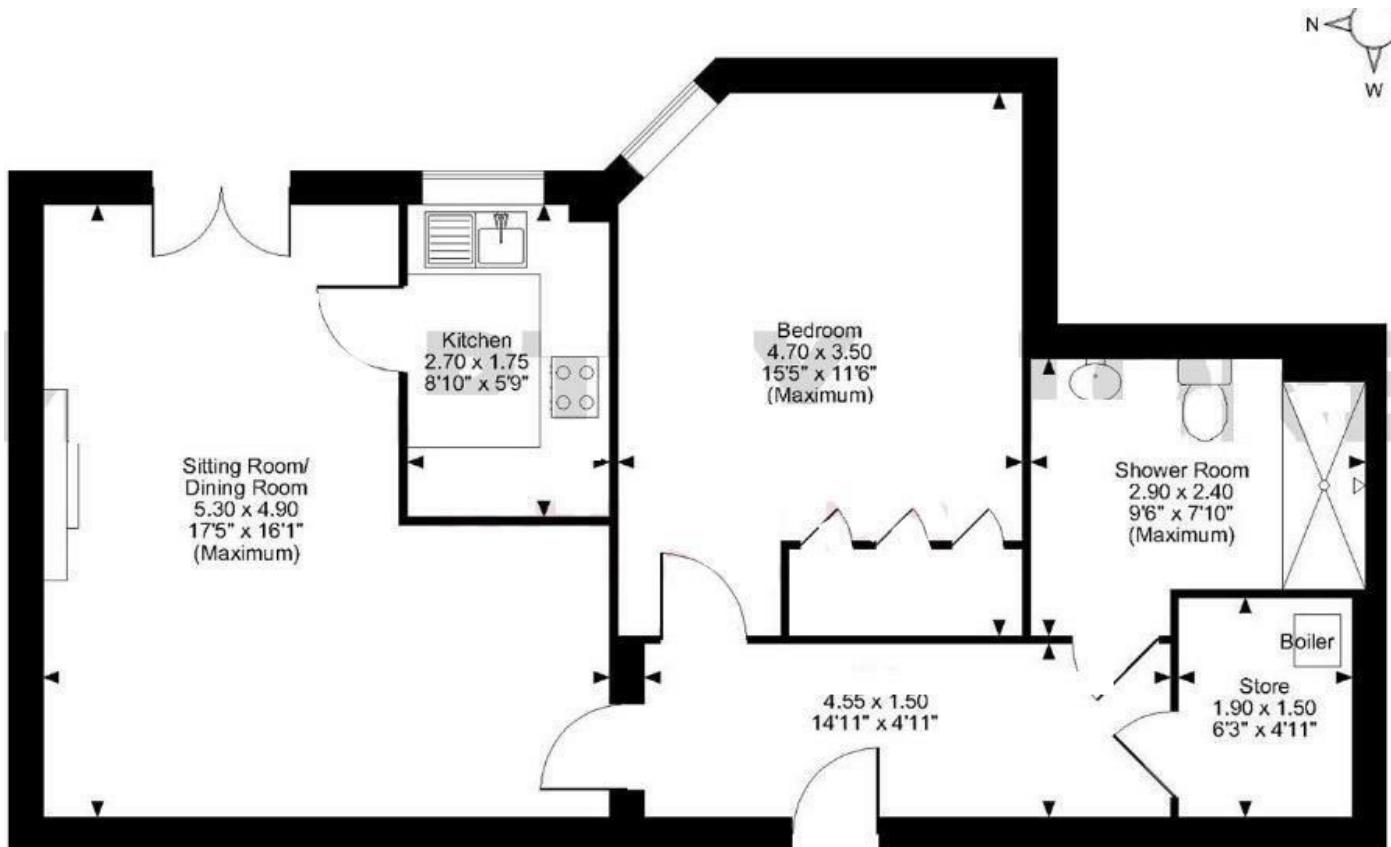
There are various communal facilities at Hollis Court including the entrance and lounge area. There is a laundry and guest accommodation.

For safety and security, there is an intercom entry system for guests and alarm cords within the apartment.

General Information

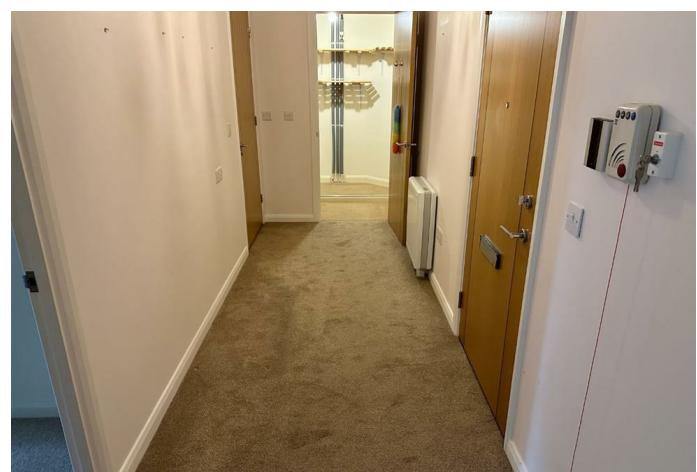


Accommodation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(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
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