

Rounthwaite **R&W** Woodhead

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

BRECKENHOLME HOUSE THE WARRENS, SCAGGLETHORPE, YO17 8DT



- Semi-detached new build house with an integral garage
- Over 1500 sq ft of beautifully designed space arranged across 3 floors
- Expertly built by Scothern Developments Ltd, a renowned Yorkshire construction firm
- High-tech home with Wi-Fi facilities built in and energy-efficient, designed for sustainability
- Landscaped garden on three sides
- Convenient village location, within walking distance of the local pub
- Superb accessibility - less than 10 minutes to Malton and 30 minutes to York and the coast

PRICE GUIDE £375,000

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

Superb, semi-detached house with garage, in a popular village close to Malton.

Breckenholme House is an attractive new-build residence within an exclusive boutique development on the edge of the village of Scagglethorpe, just three miles from the historic market town of Malton. The home balances contemporary style with day-to-day functionality and comes with a secure garage and gardens to three sides.

This semi-detached house is faced in brick under a pantile roof and features a thoughtful layout and some fine craftsmanship. At the front, its oak-framed porch is complemented by oak internal doors and oak kitchen worktops and stands.

The open-plan kitchen/dining room offers a seamless connection between indoors and out with porcelain floor tiles running continuously onto the outside terrace, separated only by wide bifold doors. The Howdens kitchen features solid wood cabinetry and is fitted with premium AEG integrated appliances including a dishwasher, oven, microwave and an induction hob. The adjacent utility room/laundry room comes with a sink, a stacked black Samsung washing machine and a Wi-fi controlled heat pump drier. At the front of the house, the well-proportioned sitting room - almost perfectly square – has been laid with a twist pile 'Biscotti colour' carpet with a thick underlay and has the advantage of a south facing window.

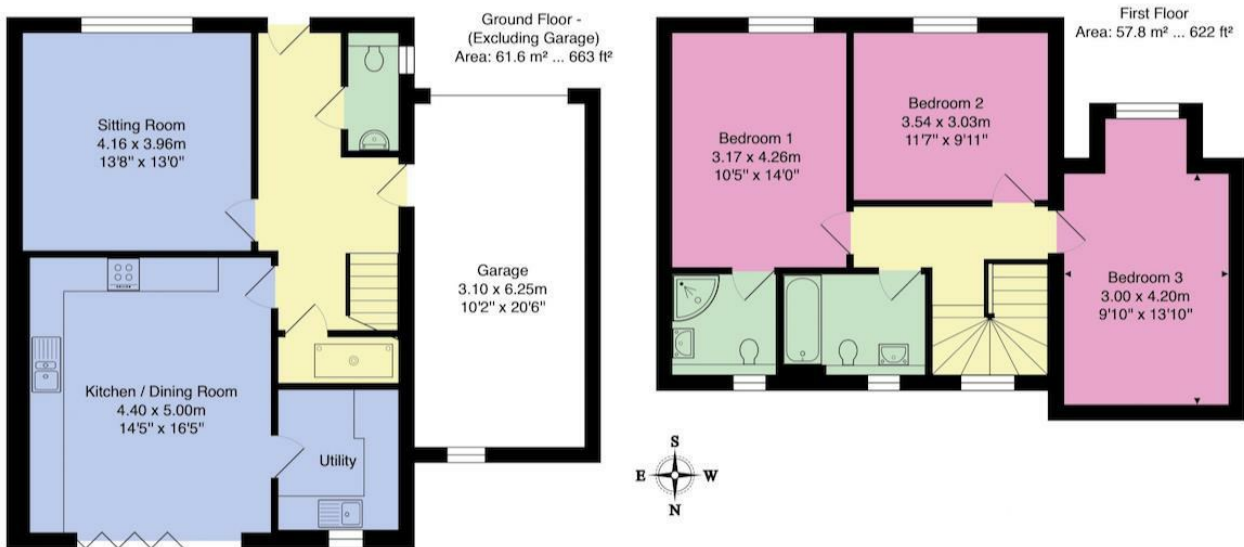
Upstairs, a central landing provides access to all three double bedrooms and house bathroom which comes with a bath with shower over. The principal bedroom faces south and has an en suite shower room with a window. Bathroom fittings are all high-quality Ideal Standard.

General Information



Accommodation

Breckenholme House, The Warrens, Scagglethorpe, YO17 8FL



Main House - 119.4 SQ M / 1285 SQ FT - (Excluding Garage)

Plan Total - 140.6 SQ M / 1514 SQ FT

All measurements are approximate and for display purposes only.
Actual position of fixtures, windows and doors may not be accurate and should be independently verified.

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 (CO ₂) 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

www.rounthwaite-woodhead.com

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