

Rounthwaite **R&W** Woodhead

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

62 WELHAM ROAD, NORTON, MALTON, YO17 9DS



- Substantial semi detached home
- Five bedrooms
- Large, mature gardens
- Three flexible reception rooms and garden room
- House bathroom, ground floor wc
- Garage and driveway parking

GUIDE PRICE £500,000

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

A substantial, double fronted semi-detached property occupying a prominent position on Welham Road and set in a wonderful sized plot.

This much-loved family home has been well maintained yet offers scope for the next owners to make changes to suit their needs. Totalling in excess of 2000 sq ft, the spacious and flexible accommodation includes a light and airy entrance hall which leads to two large reception rooms on either side with kitchen to the rear, large walk-in pantry and wc beyond. To the first floor are four good sized bedrooms, a smaller fifth bedroom, bathroom and separate wc.

Externally, the benefits include enclosed, mature gardens, a brick-built garage and ample driveway parking for several vehicles.

General Information

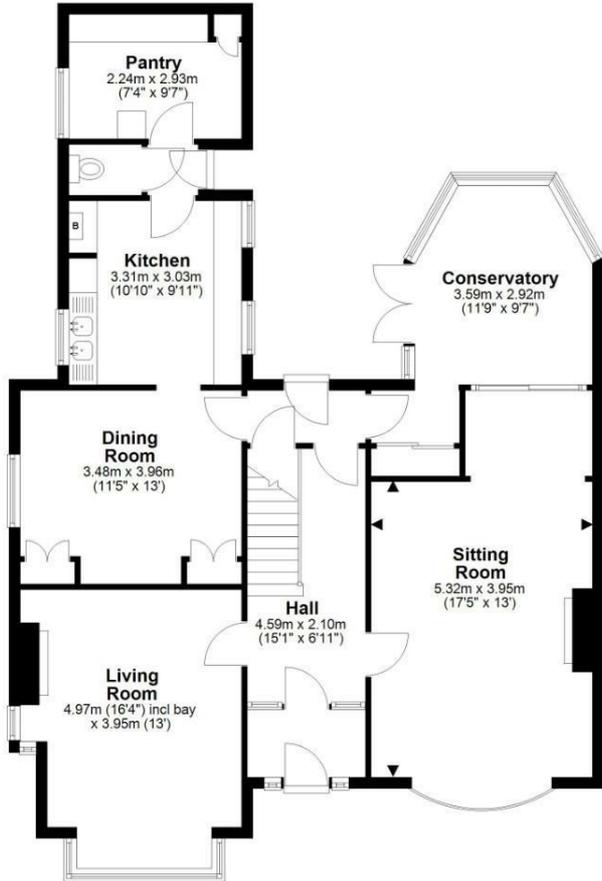
Gas central heating - Mains water and electricity - No forward chain



Accommodation

Ground Floor

Approx. 104.2 sq. metres (1121.6 sq. feet)



First Floor

Approx. 84.5 sq. metres (909.9 sq. feet)



Total area: approx. 188.7 sq. metres (2031.5 sq. feet)
62 Welham Road, Norton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	73
(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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