

Rounthwaite **R&W** Woodhead

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

26 HARVEST DRIVE, MALTON, YO17 7AX



- Spacious four bedroom link-detached home
- Flexible accommodation for modern living
- Good-sized plot with landscaped gardens
- Extended and much improved
- House bathroom, en-suite shower room and ground floor WC
- Large garage and ample driveway parking for several vehicles

PRICE GUIDE £495,000

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

Surely one of the finest examples of its type, this wonderful, modern home is sure to appeal to a range of potential purchasers who wish to be close to the heart of Malton. Set on the edge of the much-celebrated Taylor Wimpey development and boasting a great plot and open aspect the front, the property has been thoughtfully extended and much improved by the current owners.

A spacious entrance hall leads to a good-sized reception room with multi-fuel stove and kitchen to the rear. The single storey extension to the kitchen offers ample room for dining and seating areas alongside the range of fitted units. A utility room / boot room and rear vestibule offer great practical space and ample storage for a family home with access to the large, integral garage beyond. A good-sized study / additional reception room to the ground floor is currently used a bedroom and offers further flexibility.

To the first floor the master bedroom benefits from built in wardrobes and en-suite shower room. The spacious house bathroom serves two further bedrooms, one of which was formerly two double bedrooms and could easily be returned to the original layout.

The external benefits of the good-sized plot include a landscaped, enclosed rear garden which is ideally set up for entertaining and ample driveway parking for several vehicles.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central heating, uPVC Double Glazing.

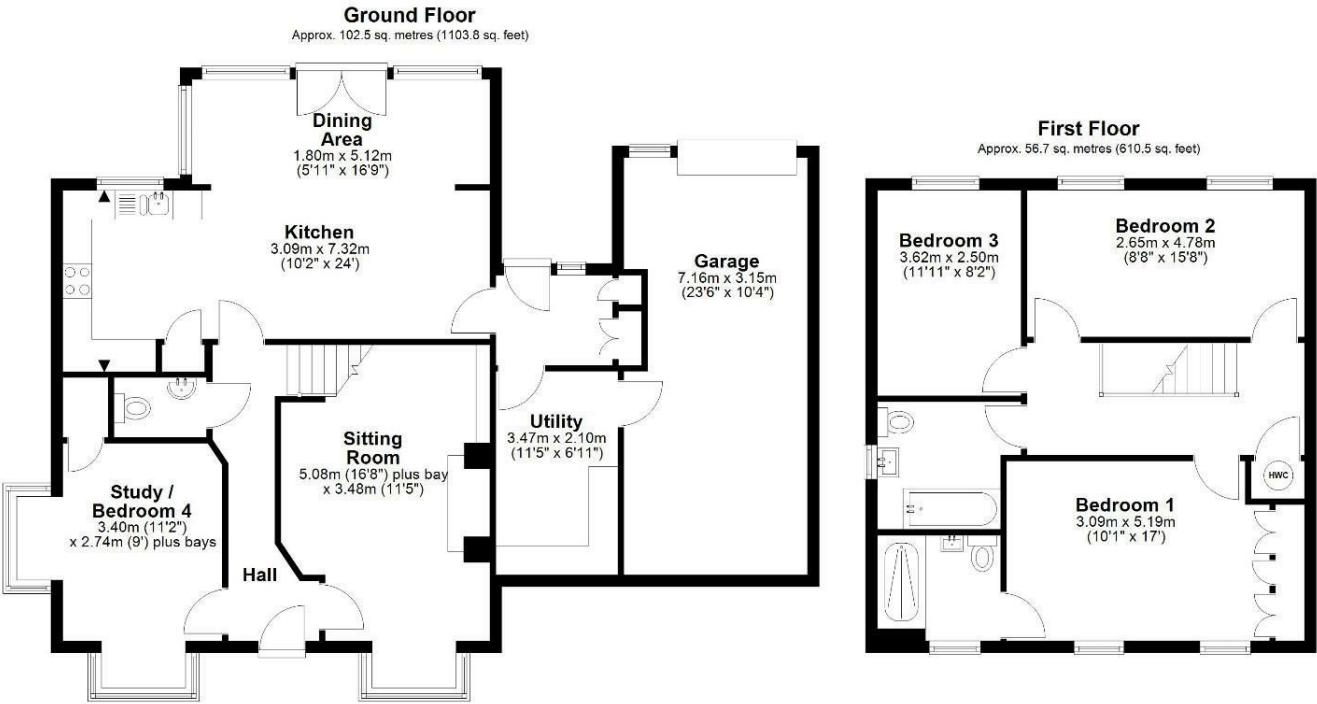
Council Tax: We are informed by Ryedale District Council that this property falls in band TBC

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



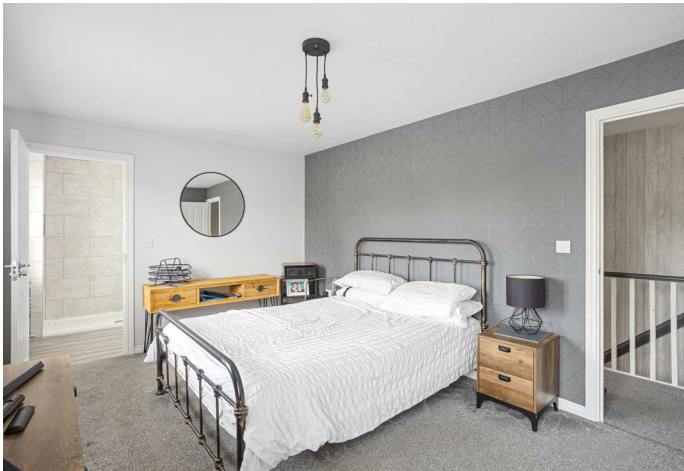
Accommodation



Total area: approx. 159.3 sq. metres (1714.3 sq. feet)
26 Harvest Drive, Malton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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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