

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](mailto:malton@rounthwaite-woodhead.co.uk)

[www.rounthwaite-woodhead.com](http://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.

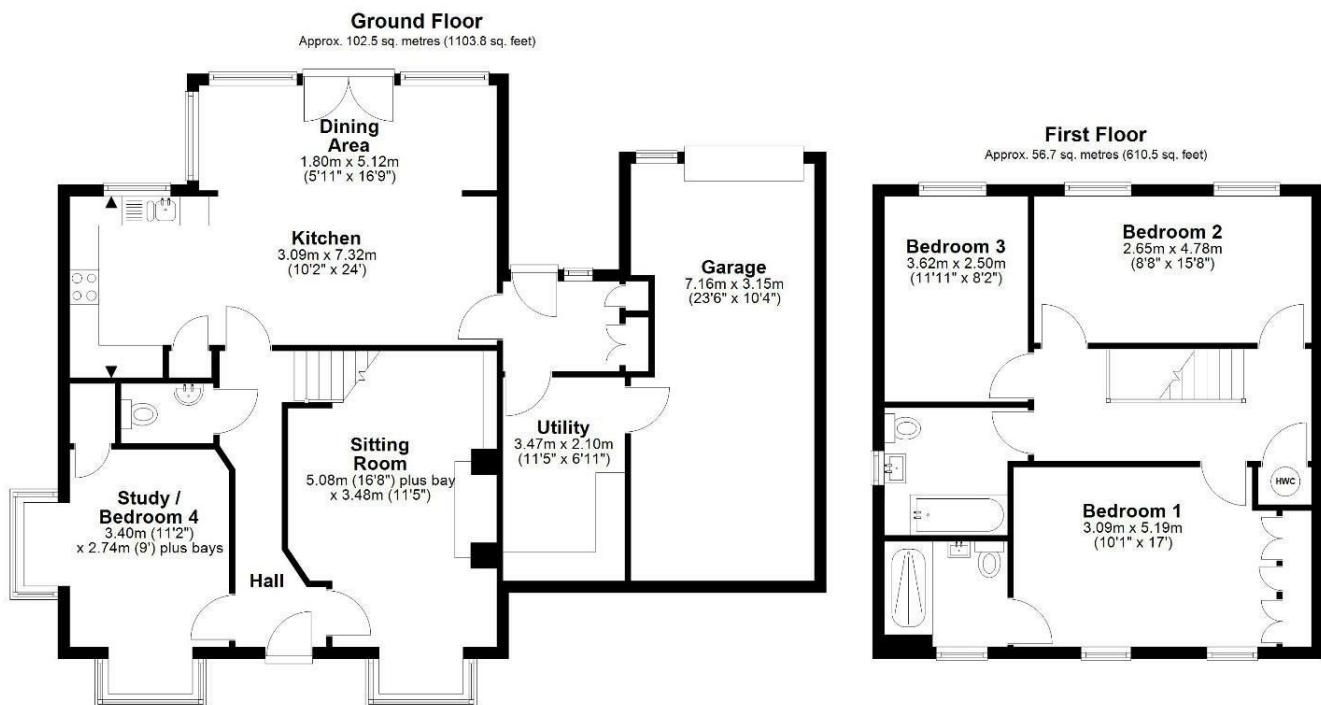
**Council Tax:** We are informed by Ryedale District Council that this property falls in band TBC

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

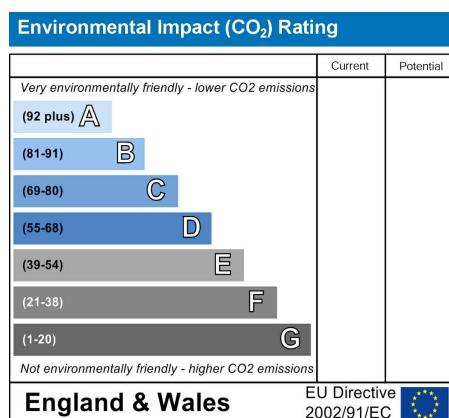
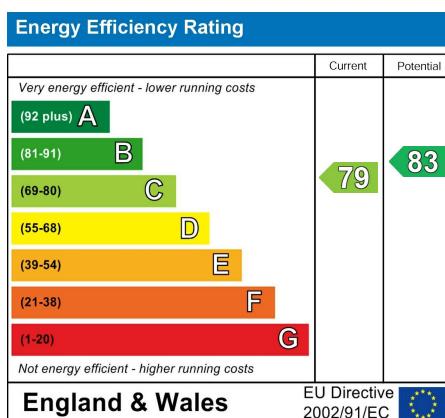
**Viewing Arrangements:** Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747

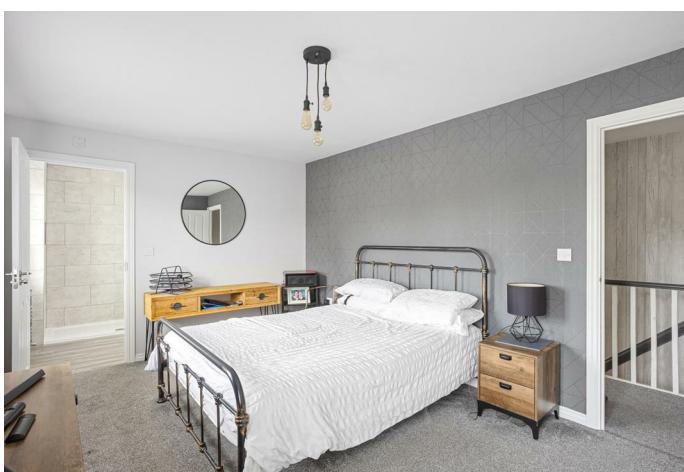


# Accommodation



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





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

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