

Rounthwaite **R&W** Woodhead

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

SHAW LEA MAIN STREET, GARTON-ON-THE-WOLDS, DRIFFIELD, YO25 3EU



- Generous garden backing onto open countryside
- Two reception rooms, ideal for flexible family living
- Garage & Several Timber sheds
- Re roofed 2019
- Three spacious bedrooms
- Modern kitchen opening into a bright conservatory
- Parking for several vehicles

PRICE GUIDE £250,000

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

Well presented 3-Bedroom Village Home with Generous Garden & Countryside Views. Tucked away in a desirable village setting offering stunning open views and a fantastic layout for family life, entertaining, and working from home.

The accommodation briefly comprises; entrance porch with WC, the sitting room with new wood burning stove flows through to a formal dining room which overlooks the rear garden. The kitchen is well equipped and links with the conservatory which has double doors to the rear patio. On the first floor there are three bedrooms, two good sized doubles with built in wardrobes and a smaller third room. These are served by a modern house bathroom suite.

The property boasts a generous and beautifully maintained rear garden, perfect for outdoor living. A large paved patio sits directly off the conservatory—ideal for relaxing or entertaining—leading onto a spacious lawn bordered by flower beds, fruit trees, and mature shrubs. The garden enjoys uninterrupted views over open fields. Additional features include several timber sheds and a greenhouse, offering ample storage and gardening potential. To the front of the property there is parking for two vehicles and a driveway leading to the garage which has lighting and power.

Garton on the Wolds is a traditional, rural village located approximately two miles west of the market town of Driffield, where there is an excellent range of amenities. Malton is around 16 miles north-west, and the City of York is around 25 miles.

General Information

Services: Mains water and electricity. Oil Central Heating. Connection to mains drainage.

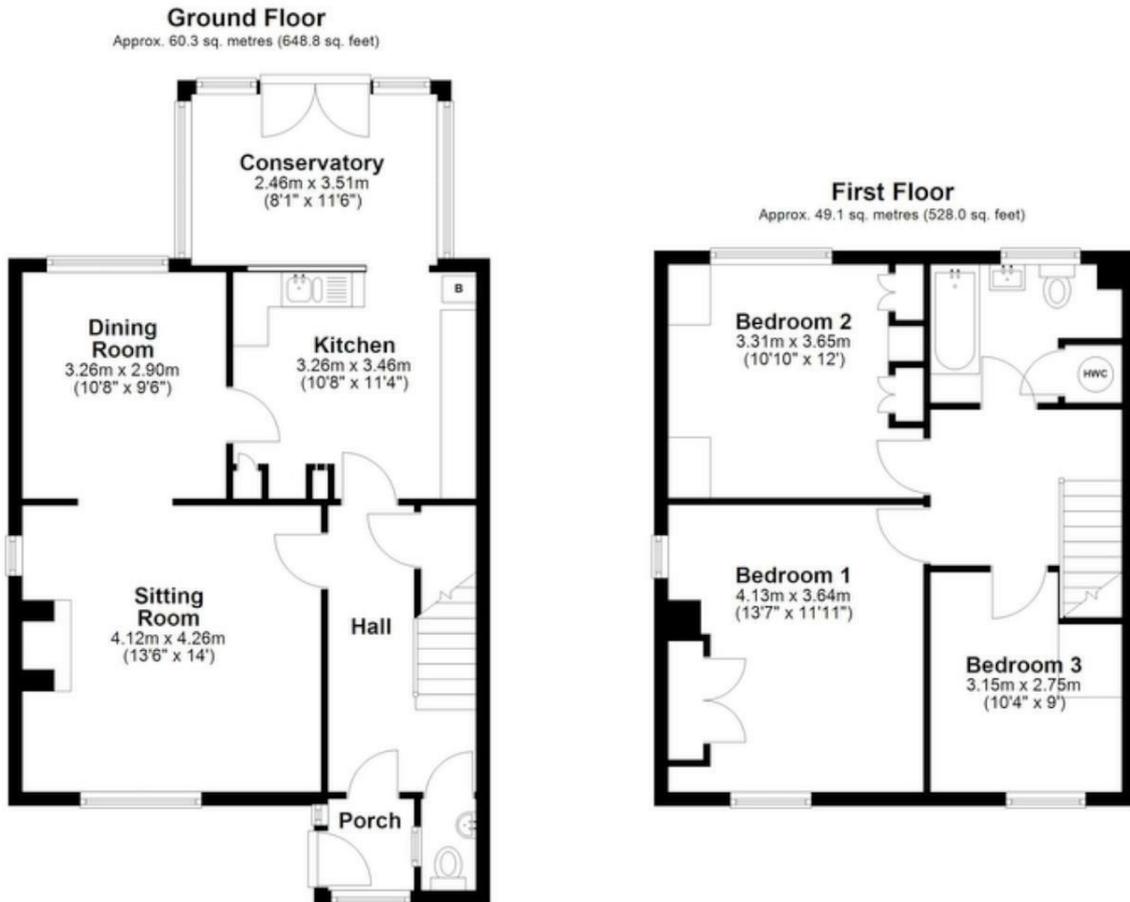
Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

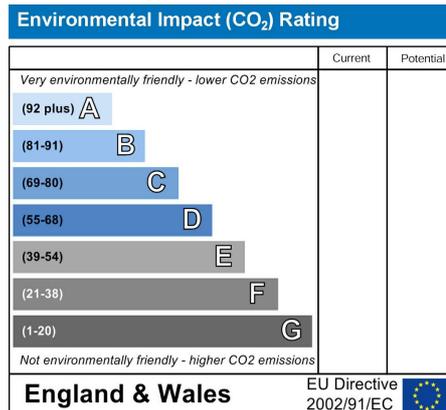
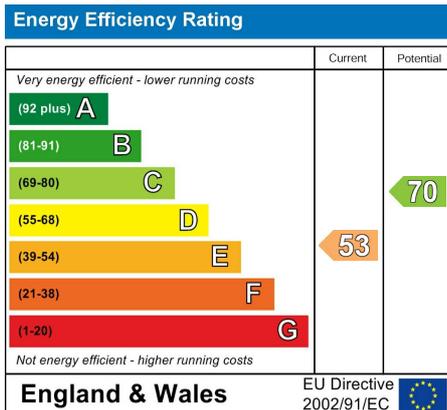
Council Tax: Band C



Accommodation



Total area: approx. 109.3 sq. metres (1176.8 sq. feet)
Shaw Lea, Garton-On-The-Wolds





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

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