

# Rounthwaite **R&W** Woodhead

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

## 12 VICARAGE LANE, SHERBURN, MALTON, YO17 8PL



- Well presented first floor apartment with two bedrooms
- Off-street parking, front garden and shared rear yard
- Modern kitchen with integrated cooker
- Ideal for first time buyers or investors

**PRICE GUIDE £60,000**

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**

A well-presented two-bedroom first floor apartment situated within the well served village of Sherburn. The accommodation comprises a sitting room with feature cast iron stove, fitted kitchen, two bedrooms and a bathroom suite. The property benefits from oil-fired central heating and offers an excellent opportunity for a first-time buyer, investor or those seeking a low-maintenance home.

Externally, there is a lawned garden to the front, a shared rear yard and the added benefit of off-street parking. Conveniently located for local amenities and transport links, this is a well-maintained property offered for sale with vacant possession.

Sherburn is a well served village with shops, post office, primary school, with pre-school facility, doctor's surgery, public house, church , sports field & club house . With a school bus service for the secondary schools and easy access to the A64, Malton is approximately 12 miles west, Scarborough is 10 miles east and York is 30 miles south-west.

## **General Information**

Services: Mains water and electricity. Oil fired central heating. Connection to mains drainage.

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

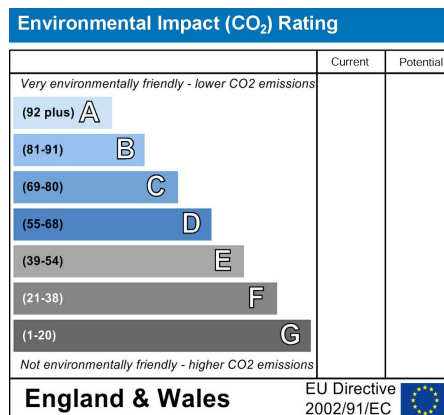
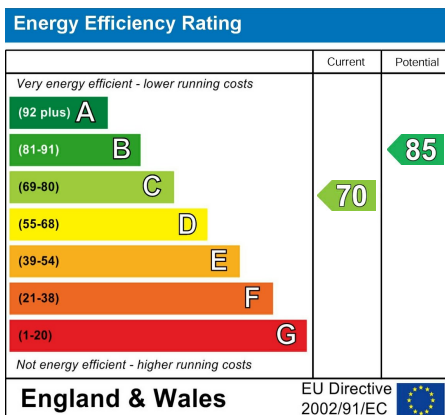
Lease term: 125 years from 1st April 2014

Service Charge: Monthly charge of £48.23 to include buildings insurance, maintenance of communal areas and maintenance of the exterior of the building

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

Council Tax: We are informed that the property lies in Band A.

# Accommodation



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

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