

Rounthwaite **R&W** Woodhead

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

16, ORCHARD ROAD, MALTON, YO17 7BH



- Detached house in a 'choice' location
- Great potential to extend (subject to consents)
- Convenient for town centre amenities
- 3 bedrooms 2 reception rooms and conservatory
- Garage and spacious garden
- A rare opportunity

PRICE GUIDE £445,000

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

Orchard Road is a highly desirable and established residential area of Malton. Properties in this location rarely come to the market and number 16 has not been sold for many years. The accommodation currently comprises: entrance hall, cloakroom, sitting room, dining room, kitchen and conservatory; to the first floor three bedrooms and a house bathroom. The drive leads to the attached garage with store behind.

The plot size is generous and the property is 'ripe' to extend subject to necessary consents, many neighbouring properties have been extended.

There is a garden to the front and the rear garden is a good size, laid to lawn and sheltered within hedged boundaries.

Malton offers an excellent range of amenities with a railway station providing links to the Intercity service at York. The A64, which by-passes the town, provides road links both East and West and access to the motorway network. In addition Malton hosts a variety of sporting and social clubs, an interesting range of independent shops and eating establishments and regular food market. The Moors and the Wolds and are readily accessible and and additional lovely countryside close by.

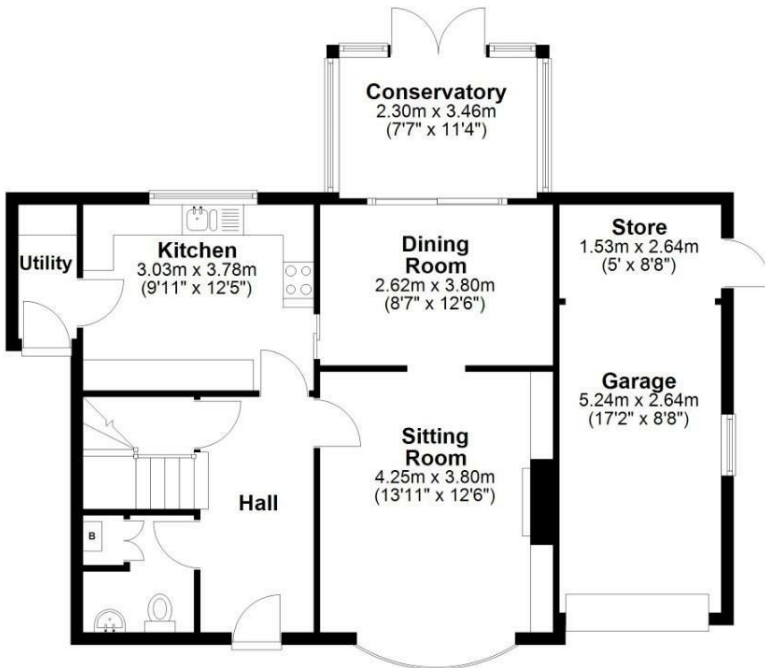
General Information



Accommodation

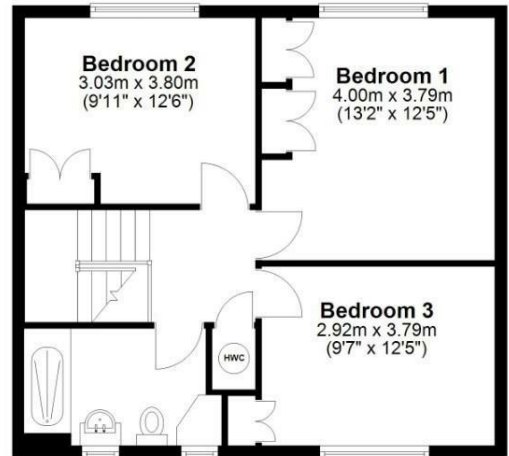
Ground Floor

Approx. 82.6 sq. metres (889.6 sq. feet)



First Floor

Approx. 53.4 sq. metres (574.7 sq. feet)



Total area: approx. 136.0 sq. metres (1464.3 sq. feet)

16 Orchard Road, 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			
		60	74
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	



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

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

Rounthwaite **R&W** Woodhead