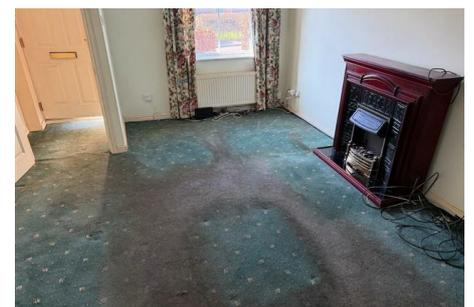


Rounthwaite **R&W** Woodhead

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

8 GILLING WAY, MALTON, YO17 7LQ



- Two-bedroom property close to Malton town centre
- Enclosed rear garden with driveway parking and single garage
- In need of modernisation/refurbishment with excellent scope to improve
- Solar panels to front and rear

PRICE GUIDE £185,000

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

A two-bedroom property conveniently located in a quiet cul-de-sac close to Malton town centre, offering excellent potential for modernisation and improvement.

The accommodation briefly comprises a sitting room with electric fire, a fitted kitchen with space for dining and door to the rear garden. To the first floor are two bedrooms and a house bathroom.

Externally, the property benefits from an enclosed rear garden, driveway parking for several vehicles, and a single garage.

The centre of Malton is within a short distance and offers an excellent range of amenities with the railway station providing links to the Intercity service at York. Both primary and secondary schools are also within a short distance and there are many local sporting clubs including Tennis, Squash and Golf plus other recreational pursuits for young and old alike. The A64 which bypasses the town provides good road links east and west to the motorway network. Malton also offers an excellent range of varied shops, eating establishments and has gained regional acclaim with its regular food festivals.

General Information

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

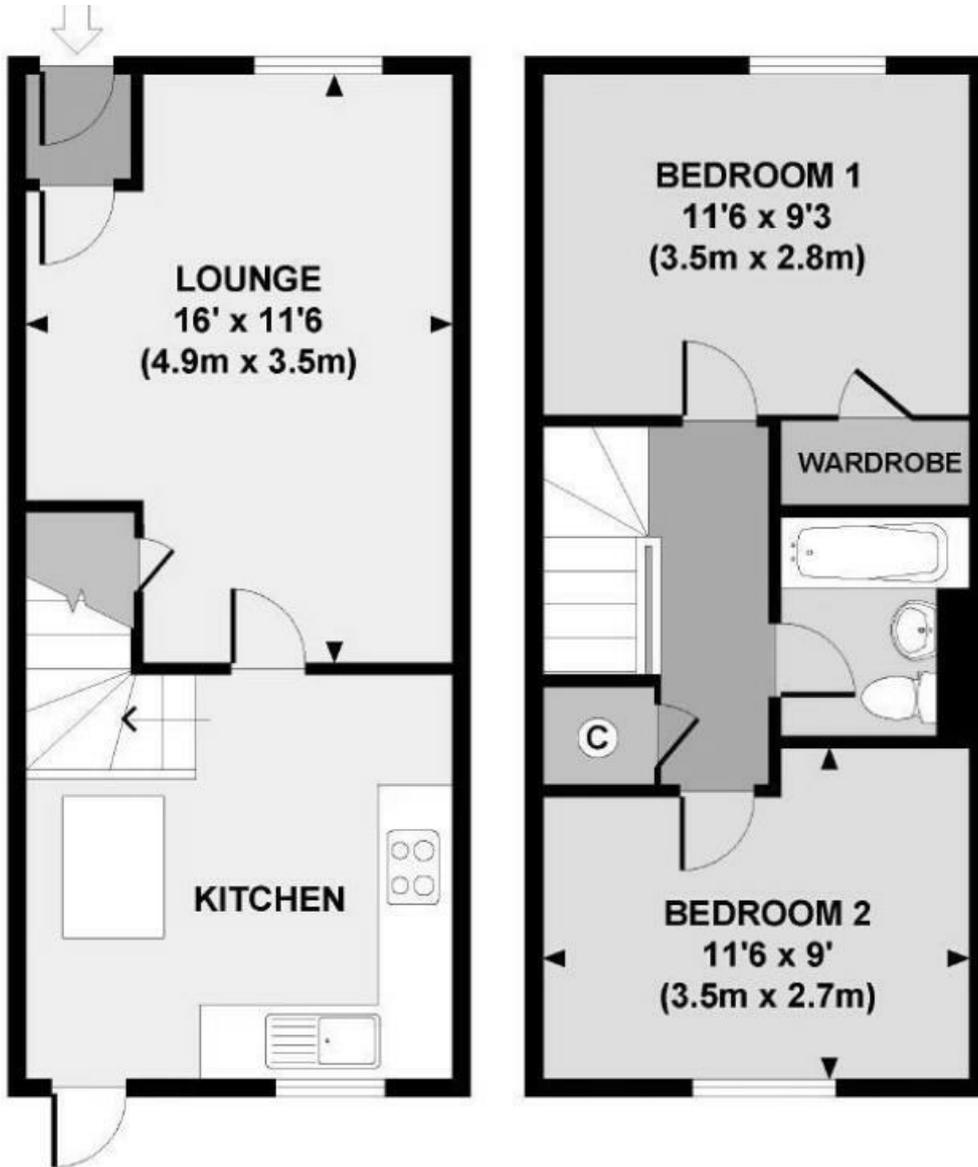
Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

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

Council Tax: We are informed that the property lies in band B.



Accommodation



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			
		78	82
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

www.rounthwaite-woodhead.com

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