

ROUNTHWAITE & WOODHEAD

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747 Fax: 08718 130592



4 LASCELLES LANE, OLD MALTON, MALTON, YO17 7HQ

A 3 Bedroom semi detached house in need of upgrading overlooking the river Derwent and Old Malton Priory

Entrance Hall

Kitchen

Dining Room

Living Room

3 Bedrooms

Bathroom

Gardens to Front & Rear

In need of Renovation

PRICE GUIDE £285,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800
Email: rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.co.uk

Description

4 Lascelles Lane is one of several pairs of similar semi detached houses in Old Malton. Standing on an elevated site the property has lovely southerly views over allotments towards the River Derwent and Old Malton Priory beyond.

Lascelles Lane is a no through road off Town Street approximately 1 mile from the centre of Malton. The property comprises 2 Reception Rooms a Kitchen and 3 First Floor Bedrooms together with a Bathroom and a full scheme of modernisation and improvement would be desirable. A number of properties of this type have been developed within the roof void area to provide additional accommodation and there would be potential subject to an necessary consents.

Old Malton is a highly desirable village location convenient for the centre of Malton and the A64 which provides road links east and west. Primary schooling is available nearby and Secondary schooling is available in Malton. Numerous recreational pursuits are available nearby including Rugby and Cricket Clubs, Tennis and Squash. Also good walking along the banks of the River Derwent.

Malton has gained regional acclaim for its regular food festivals and there are both good eating establishments and a wide variety of shops in the town.

General Information

Services: Mains gas, water and electricity. Connection to main drain.

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

Viewing: Strictly by appointment with the Agents

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53 Market Place, Malton. Tel: 01653 600747

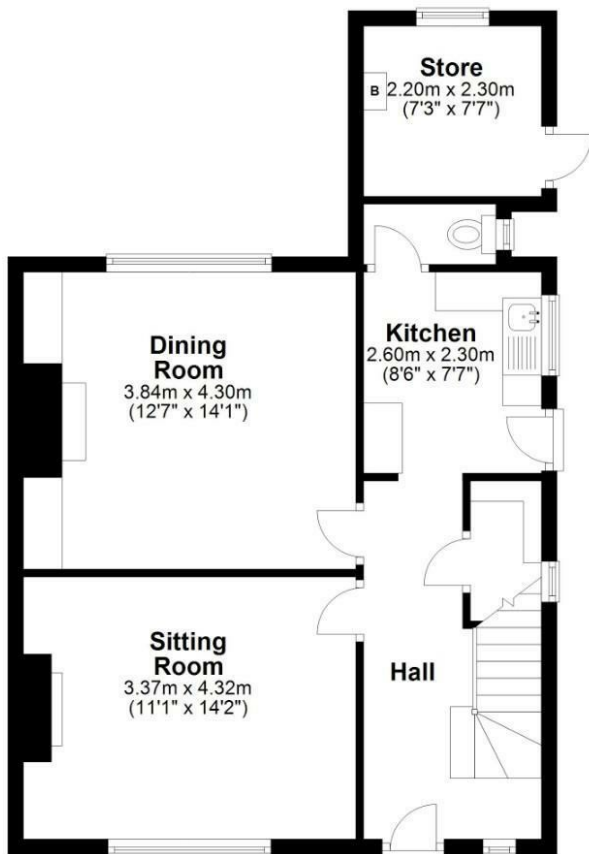
Council Tax: Band: C.



Accommodation

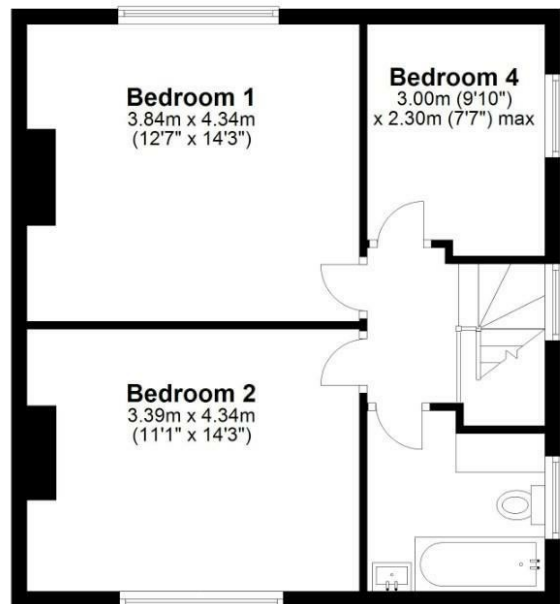
Ground Floor

Approx. 55.8 sq. metres (601.1 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.6 sq. feet)

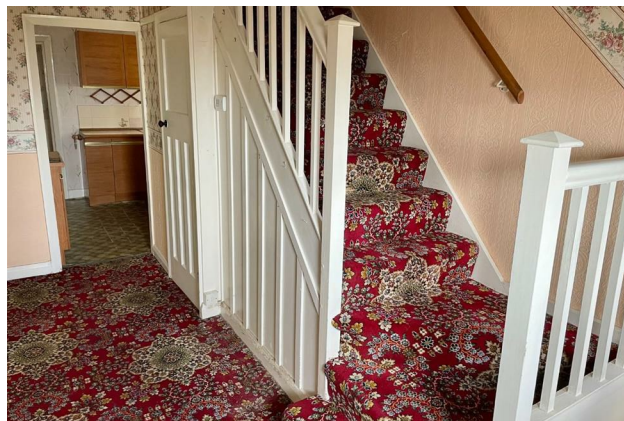


Total area: approx. 105.0 sq. metres (1129.8 sq. feet)

4 Lascelles Lane, Old Malton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	
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
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