

# Rounthwaite **R&W** Woodhead

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



**18 NURSERY WAY, NORTON, MALTON, YO17 8DP**

**Most attractive, modern three bedroom home in popular, convenient location.**

**Entrance Hall, cloakroom**

**Three bedrooms**

**Off street parking**

**Sitting Room**

**House bathroom and En suite  
shower room**

**Beautifully presented**

**Dining Kitchen**

**EPC Rating C**

**Landscaped gardens**

**OFFERS IN EXCESS OF £200,000**

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

This beautifully presented three bedroom home occupies a great cul de sac position in this popular modern development. Well placed for access to transport links, many local amenities and just a short walk from wonderful open countryside, Nursery Way is sure to appeal to a range of potential buyers.

Much improved by the current owners and tastefully decorated, the accommodation feels light and spacious throughout. An entrance hall with cloakroom leads to the well proportioned sitting room with open plan dining kitchen to the rear. The kitchen is fitted with a range of units and enjoys a lovely open outlook over the rear garden and beyond. To the first floor are two double bedrooms with en suite shower room to the master bedroom in addition to a third, smaller bedroom which is currently used as a dressing room but would make an ideal children's bedroom or home office. The house bathroom is fitted with a modern white suite and is partially tiled.

Externally, the property benefits from thoughtfully landscaped enclosed rear gardens with storage shed and off street parking.

## General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central heating, uPVC Double Glazing.

Council Tax: We are informed by Ryedale District Council that this property falls in band TBC

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



# Accommodation

## 18 Nursery Way

Approximate Gross Internal Area = 65.8 sq m / 708 sq ft

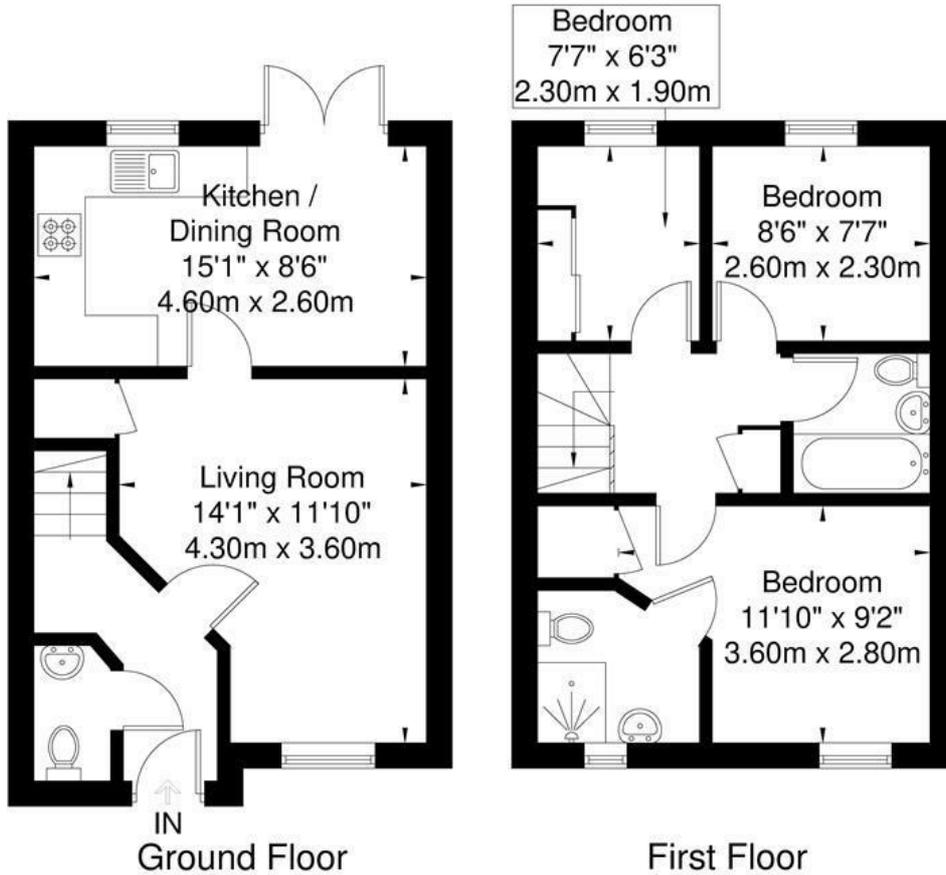


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
 ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

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