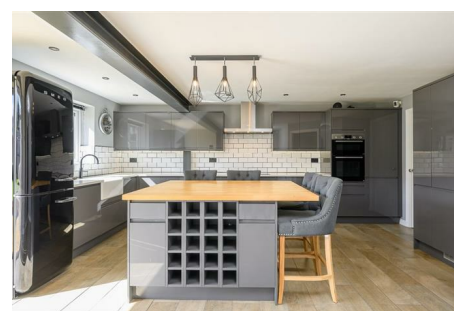


# Rounthwaite **R&W** Woodhead

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

## 34 ACRE WAY, MALTON, YO17 7AG



- Extended open-plan ground floor with high-quality fixtures and fittings
- Five double bedrooms, including two with en-suites
- Double integral garage with parking for several vehicles
- Re-fitted dining kitchen with bi-fold doors to rear garden
- South-facing private garden with patio and raised lawn
- NO ONWARD CHAIN

**PRICE GUIDE £485,000**

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

34 Acre Way sits in a desirable position to the Northern edge of the popular Broughton Manor development, enjoying a lovely outlook across the open countryside and designated green area. The property was purchased new in 2017 and has been significantly improved by the current owners. The ground floor has been extended and provides open plan, versatile living space which is immaculately presented with good quality fixtures and fittings. The accommodation briefly comprises; a dining kitchen with bi-folding doors to the rear garden, utility room, a separate dining room, spacious sitting room with patio doors and a cloakroom. On the first floor there are 5 double bedrooms, two with en-suites and a house bathroom suite.

The property benefits from a double integral garage and parking for several vehicles to the front. There is a lovely South facing private garden to the rear with a patio area and a raised lawn.

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 festival.

## General Information

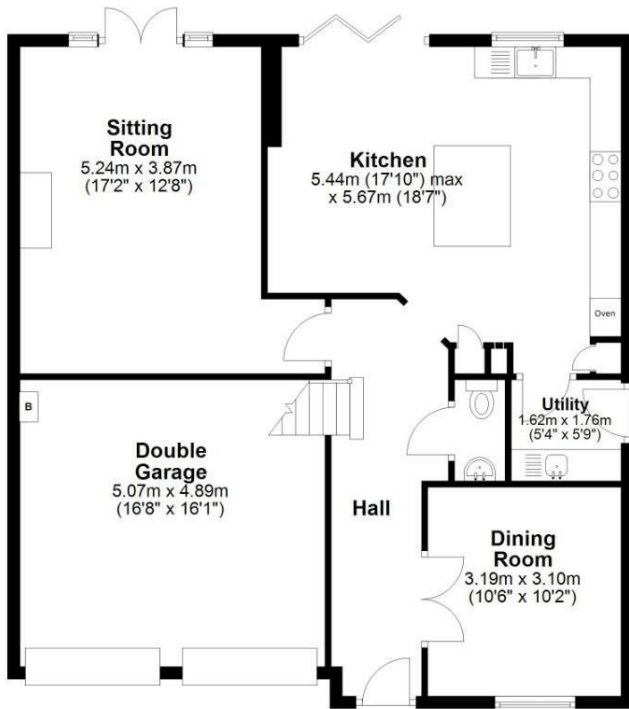




# Accommodation

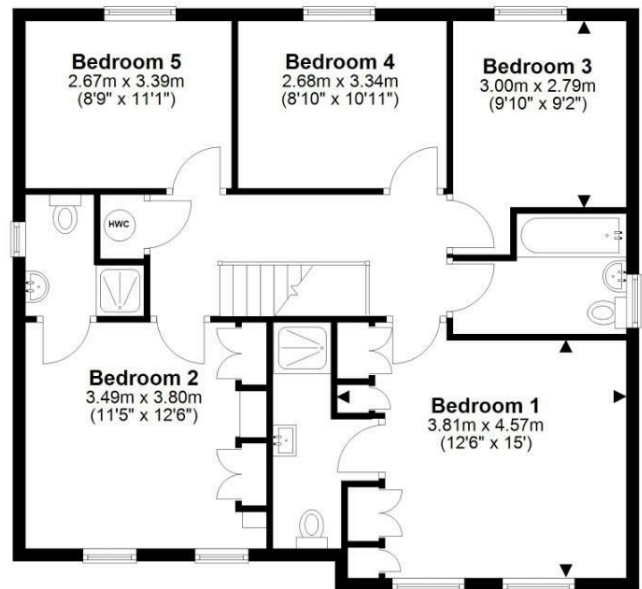
## Ground Floor

Approx. 97.4 sq. metres (1048.4 sq. feet)



## First Floor

Approx. 82.2 sq. metres (885.0 sq. feet)



Total area: approx. 179.6 sq. metres (1933.4 sq. feet)

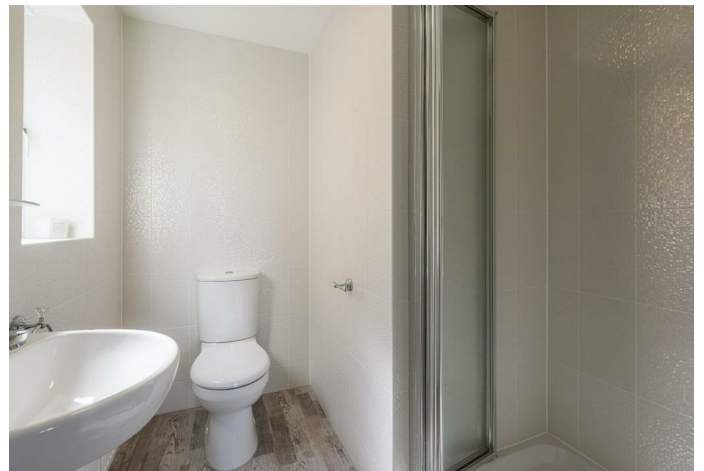
**34 Acre Way, Malton**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</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>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> 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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