

Rounthwaite **R&W** Woodhead

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

LABURNHAM HOUSE DUGGLEBY, MALTON, YO17 8BN



- Five generously sized double bedrooms set across three floors
- Large well appointed dining kitchen
- Peaceful edge-of-village location with open countryside views
- Versatile layout ideal for families, multigenerational living, or home working
- Front and rear gardens, double garage, and ample driveway parking

PRICE GUIDE £525,000

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

Nestled in the picturesque Wolds countryside, Laburnum House offers spacious and versatile accommodation spread over three floors. Occupying a peaceful edge-of-village position with lovely open field views, this modern home built in a traditional style offers gardens to the front and rear, a double garage, and ample driveway parking.

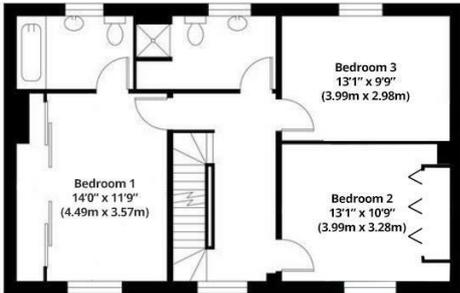
The ground floor accommodation comprises a spacious entrance hall, cloakroom, a large sitting room with open fire that links with a lovely conservatory overlooking the rear garden along with a well equipped dining kitchen with separate utility/boot room. On the first floor, the master bedroom benefits from an en-suite, accompanied by two further double bedrooms and a family shower room. The second floor offers two additional double bedrooms and a cloakroom.

Duggleby is a small Wolds village that lies approximately 7 miles from Malton, 12 miles from Driffield and 15 miles from Pocklington. It is also accessible to the cities of York (23 miles approx) and Hull (33 miles approx). Duggleby is well placed for visiting the East Coast with Scarborough being approximately 21 miles away. A train station can be found in both Malton and Driffield and a local bus service runs through the village. While there are no immediate facilities within the village itself, it is well served by shops, schools, doctor's surgeries and churches in the nearby villages and towns.

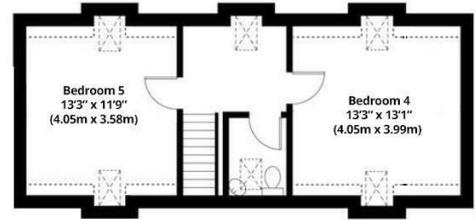
General Information



Accommodation



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 702 SQ FT / 65.18 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 460 SQ FT / 42.7 SQ M



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 1076 SQ FT / 100 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2238 SQ FT / 207.88 SQ M - (Excluding Garage)



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			
England & Wales		EU Directive 2002/91/EC	74

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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