

Rounthwaite **R&W** Woodhead

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

3 MIDDLECAVE DRIVE, MALTON, YO17 7BB



- Beautifully presented four-bedroom home in sought-after Malton location
- Impressive open-plan kitchen and garden room with bi-fold doors
- Enclosed rear garden with patio and covered outdoor entertaining area
- Extended and comprehensively refurbished to a high standard
- Bespoke kitchen with quartz worktops and integrated appliances
- Driveway parking and single garage

PRICE GUIDE £575,000

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 beautifully presented four-bedroom home situated in one of Malton's most sought-after residential locations close to the town centre, having been extended and comprehensively refurbished to a high standard in recent years.

The property offers spacious and well-balanced accommodation, with a welcoming entrance hall leading to a formal dining room and a generous sitting room. To the rear of the house is a beautifully appointed bespoke kitchen fitted with quartz worktops and integrated appliances, which flows into an impressive garden room with wood burning stove and bi-folding doors opening onto the rear garden. A separate utility room and cloakroom complete the ground floor accommodation.

Upstairs there are four bedrooms, including a superb master bedroom with stylish en-suite shower room. Two further bedrooms benefit from built-in wardrobes, and all are served by a spacious and contemporary house bathroom.

Externally, the property enjoys a delightful enclosed rear garden mainly laid to lawn with a large paved patio area together with a covered timber outdoor seating/entertaining area. To the front of the property there is driveway parking 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.

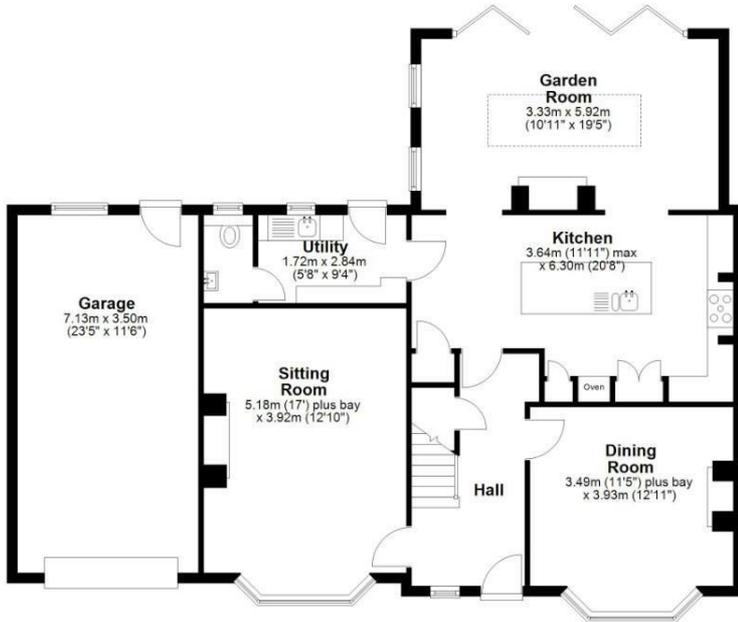
General Information



Accommodation

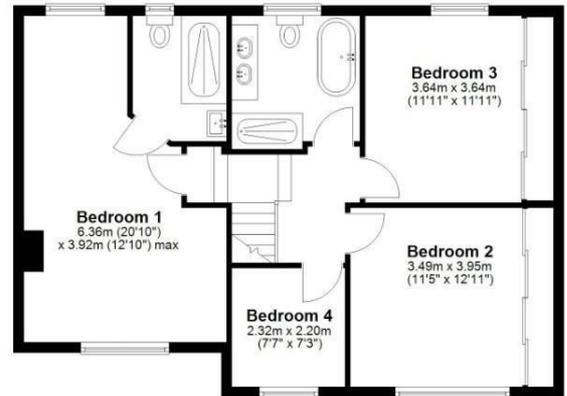
Ground Floor

Approx. 119.4 sq. metres (1285.7 sq. feet)



First Floor

Approx. 70.5 sq. metres (759.4 sq. feet)



Total area: approx. 190.0 sq. metres (2045.1 sq. feet)
3 Middlecave Drive, Malton

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			
		72	78
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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