

ROUNTHWAITE & WOODHEAD

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



14 GILLING WAY, MALTON, YO17 7LQ

A well presented 3 bedroom property with garage and parking

Entrance Hall

Sitting Room

Kitchen

Conservatory

Three Bedrooms

En-Suite Shower Room

House Bathroom

uPVC Double Glazing

Gas Central Heating

Garage & Parking

Enclosed Garden

EPC Rating D

PRICE GUIDE £220,000

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

Gilling way is an established residential area off Peasey Hills Road within easy reach of the town's amenities. No.14 is situated towards the end of the quiet cul-de-sac with driveway parking to the front and an enclosed garden to the rear. The property is arranged over two floors. On the ground floor there is a fitted kitchen with space for dining, a door leads to the conservatory which overlooks the rear garden. The sitting room with electric fire is to the front of the property with a separate entrance hall. On the first floor there are three generous bedrooms (master with en-suite shower room) and a house bathroom suite.

Outside the property has a low maintenance garden to the rear which is fully enclosed along with a detached single garage and parking to the front.

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

Services: Mains gas, water and electricity. Connection to mains drainage. Gas Central Heating.

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

Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

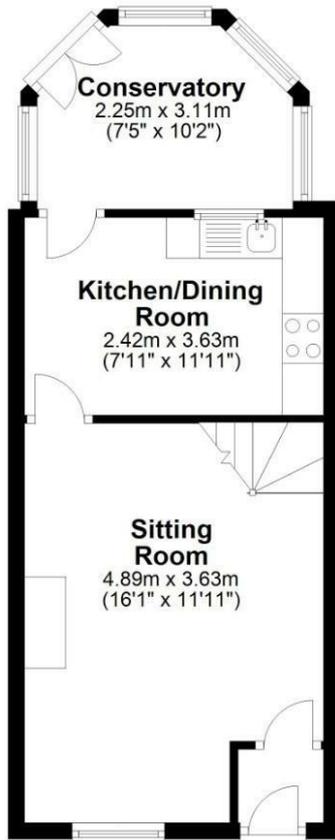
Council Tax: We are informed that the property lies in band C.



Accommodation

Ground Floor

Approx. 33.4 sq. metres (359.6 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.6 sq. feet)



Total area: approx. 75.5 sq. metres (812.3 sq. feet)

14 Gilling Way, Malton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

ROUNTHWAITE & WOODHEAD