

Rounthwaite **R&W** Woodhead

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

LUNDHOLME MALTON ROAD, SWINTON, MALTON, YO17 6SQ



- Spacious four-bedroom semi-detached home
- Master bedroom with en-suite
- Versatile living spaces
- Enclosed rear garden backing onto open fields

PRICE GUIDE £315,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk

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Description

Four-Bedroom Semi-Detached Home with Stunning Views towards the North York Moors

Set in a sought-after location with lovely far-reaching views towards the North York Moors, this spacious four-bedroom semi-detached home offers well presented versatile living space. The well-equipped kitchen features a breakfast bar, pantry, and double doors opening onto the rear garden. A separate utility area is located within the integral garage, while the ground floor also benefits from a formal dining room, a comfortable sitting room complete with a wood-burning stove, and a downstairs WC.

Upstairs, there are four bedrooms, including a master bedroom with en-suite shower room and built-in wardrobes, alongside a house bathroom suite.

Outside, the property enjoys an enclosed rear garden which backs onto open fields. There is a lovely raised decking area for relaxing and taking in the views along with several timber sheds and a useful brick outbuilding. The front is down to paving which provides driveway parking for several vehicles.

Swinton is a popular village some 2 miles northwest of Malton. The Howardian Hills National Landscape (previously named as an Area of Outstanding Natural Beauty) are nearby with lovely countryside walks. Primary schooling is available in the adjoining village of Amotherby and Swinton also offers a sports centre and Public House. In Malton there are a wide range of amenities including secondary schooling additional sporting and recreational facilities and an excellent variety of shops. The railway station in Malton provides links to the intercity service at York and the A64 which bypasses the town gives good road links both east and west and links to the Motorway network.

General Information

Services: Mains water and electricity. Drainage to septic tank. Oil Fired Central Heating. Telephone connection subject to the usual British Telecom regulations.

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

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

Ground Floor

Approx. 66.0 sq. metres (710.8 sq. feet)



First Floor

Approx. 65.7 sq. metres (707.3 sq. feet)



Total area: approx. 131.7 sq. metres (1418.1 sq. feet)
Lund Holme, Swinton

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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
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