

Rounthwaite **R&W** Woodhead

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

THE BARN LAUNDRY LANE, MALTON, YO17 6QP



- Attractive four bedroom home
 - Open plan dining kitchen
- Garage and block paved driveway
- Wonderful plot of approx 0.25 of an acre
 - Living room with multi fuel burner
 - No forward chain

PRICE GUIDE £495,000

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

The Barn is situated in a quiet rural position off a private driveway within a mile of the village of Swinton and approximately three miles from Malton. Malton boasts an excellent range of local facilities, including the railway station which provides a link to the InterCity service at York. York is also accessible via Castle Howard and the A64.

The property was converted from buildings that formed part of the Swinton Grange Estate and is set in a wonderful plot totalling approximately a quarter of an acre. The property has been well maintained and much improved to include an updated oil-fired boiler and replacement, good quality UPVC windows. The spacious accommodation includes a light and spacious open plan kitchen with dining and seating areas. The sitting room looks on to the gardens to all three sides and benefits from a multi fuel stove. To the first floor, there are three double bedrooms with an en-suite shower room to the master, a smaller fourth bedroom / study and house bathroom.

The large, well-stocked, mature gardens surround the property and enjoy far reaching views towards the North Yorkshire Moors. There is a smaller, courtyard style area directly to the rear, accessed from the kitchen and a brick-built garage and block paved driveway.

We are sure the property will appeal to a broad range of potential purchasers and recommend early viewing.

General Information

General Information

Services: Mains water and electricity. Drainage to septic tank.

Tenure: Freehold with vacant possession given on completion. No Forward Chain

Viewing: Strictly by appointment with the Agents

Rounthwaite & Woodhead

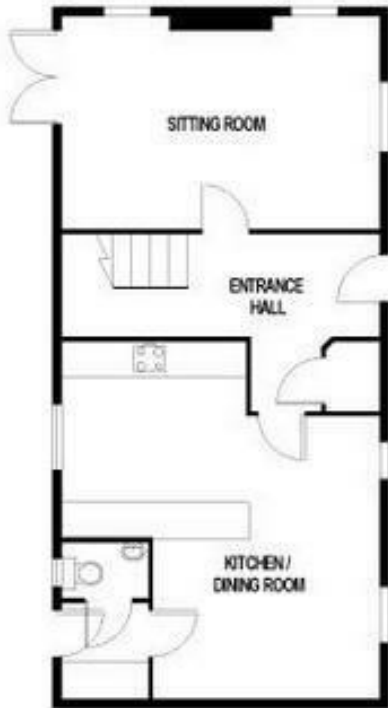
53 Market Place, Malton YO17 7LX

Tel: 01653 600747

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



Accommodation



GROUND FLOOR
GROSS INTERNAL FLOOR AREA
APPROX. 648 SQ FT / 60 SQ M



FIRST FLOOR
GROSS INTERNAL FLOOR AREA
APPROX. 648 SQ FT / 60 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA - 1296 SQ FT / 120 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.foxtons.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	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.rounthwaite-woodhead.com

Rounthwaite **R&W** Woodhead