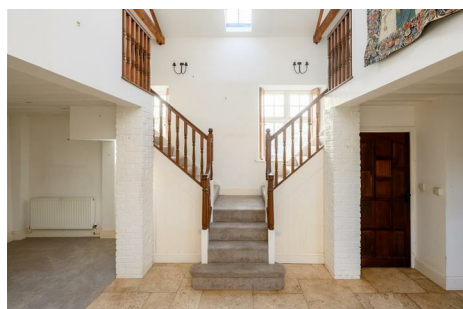


Rounthwaite **R&W** Woodhead

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

THE OLD CHAPEL, MAIN STREET, LEAVENING, MALTON, YO17 9SA



- **UNIQUE CHAPEL CONVERSION**
 - 2 bedrooms both with en suites
 - Desirable Wolds village
- **Interesting open plan living area**
 - Attractive exposed timbers
 - Malton approximately 6 miles

PRICE GUIDE £250,000

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 Old Chapel is constructed of stone and pantiles and was converted a number of years ago. The accommodation provides over 1000 square feet in total with an interesting open plan living area and kitchen to the ground floor. The central staircase is a feature with separate 'wings' from the half landing to the bedroom accommodation. One bedroom has an en suite bathroom the other and en suite shower room. There is a small, walled front garden area with access from the Main Street

Leaving is a desirable Wolds village approximately 6 miles to the south of Malton, surrounded by unspoilt undulating countryside. There are many local walks from the village along public footpaths and bridleways. The village has a primary school and public house (The Jolly Farmers). Local amenities in Malton are a few minutes drive and include the railway station with links to the intercity service at York, a good variety of local shops and super markets. York lies approximately 16 miles to the south-west.

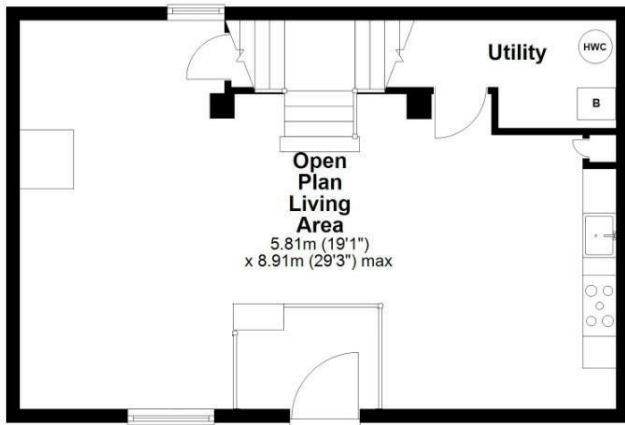
General Information



Accommodation

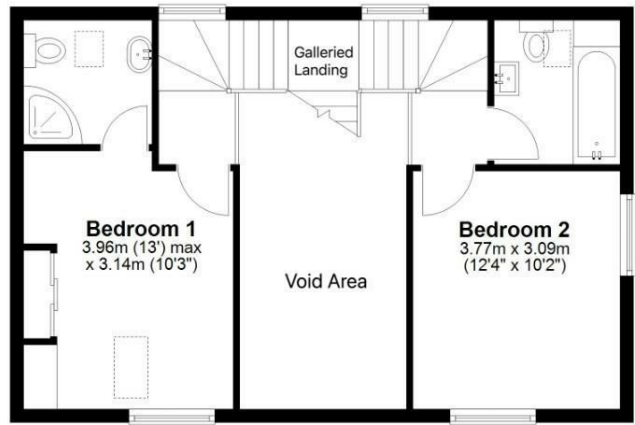
Ground Floor

Approx. 51.7 sq. metres (556.8 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



Total area: approx. 93.7 sq. metres (1008.1 sq. feet)

The Old Chapel, Leavening

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(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	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

www.rounthwaite-woodhead.com

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