

Rounthwaite **R&W** Woodhead

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



12 SAXON DRIVE, RILLINGTON, MALTON, YO17 8LZ

A well presented Three Bedroom Bungalow with enclosed rear garden, garage and driveway parking

Entrance Hall

Three Bedrooms

Front & Rear Garden

Living Room

House Bathroom

Driveway Parking

Dining Area

uPVC Double Glazing

Single Garage

Kitchen

Electric Heating

OFFERS OVER £264,000

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

12 Saxon Drive is located in a quiet cul de sac just a short walk from the centre of this desirable and popular village some 5 miles East of Malton. The village has the benefit of a primary school, post office, butchers shop, 2 public houses and a doctors surgery. The A64 passes through the village with a good a regular bus service. The East Coast is readily accessible along with York to the west and the motorway network beyond.

The bungalow sits on a generous plot with a single garage, ample parking for several vehicles to the front and a pleasant enclosed garden to the rear which is largely down to lawn. The accommodation is well presented throughout and briefly comprises; entrance hall, a spacious living/dining room with wood burning stove flows through to a well equipped kitchen overlooking the front garden, three bedrooms (two doubles) and a house bathroom suite.

General Information

Services: Mains water and electricity. Connection to main drainage. Electric Heating.

Tenure: Freehold.

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

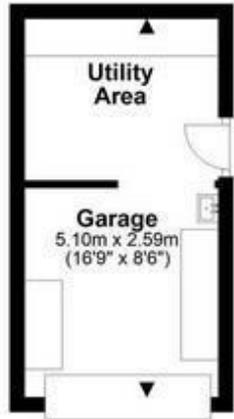
Council Tax: We are informed that the property lies in Band C.



Accommodation

Ground Floor

Approx. 81.0 sq. metres (871.4 sq. feet)



Total area: approx. 81.0 sq. metres (871.4 sq. feet)
12 Saxon Drive, Rillington

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
48	
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

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