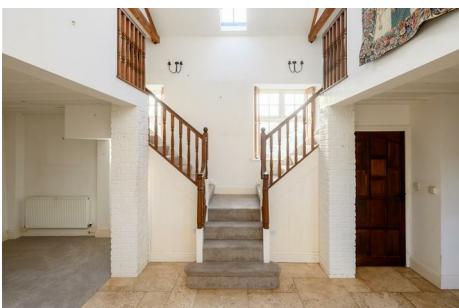


53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

## 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 £275,000**

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

Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk)

[www.rounthwaite-woodhead.com](http://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.

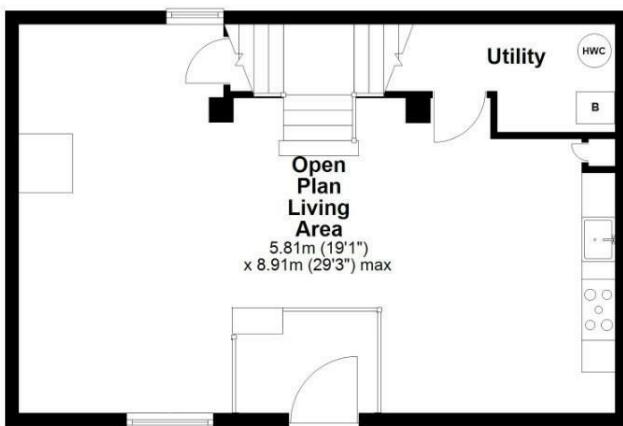
## General Information



## Accommodation

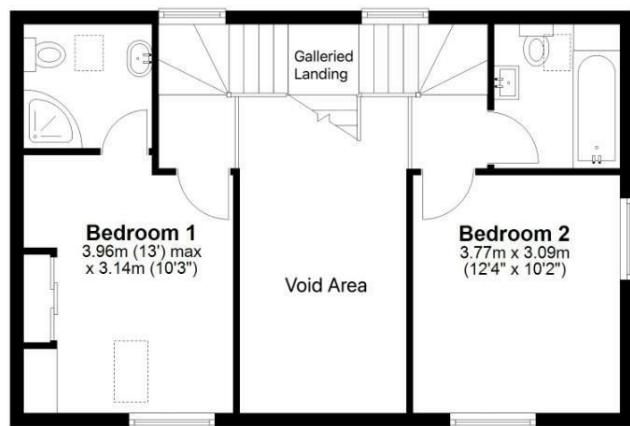
### Ground Floor

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

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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