

Rounthwaite R&W Woodhead

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

11 HOLLY DRIVE, MALTON, YO17 6BU



- Attractive three-bedroom modern home on a popular development
- Master bedroom with En-suite
- Generous, fully enclosed south-facing rear garden
- Ample off-street parking for several vehicles

PRICE GUIDE £259,950

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

An attractive and well-presented three-bedroom modern home, occupying a pleasant position on the popular Linden Homes development within easy reach of the town centre. Built in 2021, the property offers practical, well-proportioned accommodation and benefits from the remainder of its 10-year NHBC warranty.

The ground floor comprises a modern dining kitchen with integrated appliances, a comfortable sitting room with double doors opening directly onto the rear garden, and a WC. Upstairs are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a house bathroom.

Outside there is a generous south-facing rear garden, which is fully enclosed and has been levelled and predominantly paved to provide an excellent space for outdoor seating and entertaining. There is also a useful timber-framed garden shed. To the front, the driveway provides off-street parking for several vehicles.

Malton and Norton offer an excellent range of close to hand amenities including the Railway Station with links to the intercity service at York, a community hospital, doctors' surgery, tennis courts, swimming pool, gyms, cinema, good schooling and an interesting and diverse range of shops. Malton has gained regional acclaim for its regular food festivals. The A64 provides good road communications east and west and to the motorway network. The Wolds, Derwent valley walks and Howardian Hills Area of Outstanding Natural Beauty are all within easy reach.

General Information



Accommodation



Total area: approx. 79.7 sq. metres (857.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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