

Rounthwaite **R&W** Woodhead

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

39 ORCHARD ROAD, MALTON, YORKSHIRE, YO17 7BH



- Spacious detached property
 - Three bedrooms
- Well maintained throughout

- Popular area close to the centre of Malton
 - Spacious, flexible reception rooms
 - Gardens, garage and driveway parking

£375,000

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

This spacious detached home is set off Castle Howard Road in an ever-popular residential area just a short walk from the heart of Malton.

Well maintained and cared for, the property is sure to appeal to a range of potential purchasers and offers the option to move in and enjoy the house as is, as well as having scope for further modernisation or changes to the layout to suit the next owners.

To the ground floor, an entrance hall leads to the light and airy reception space which offers ample space for seating and dining areas. The kitchen is well equipped with a range of units and there is a good-sized garden room to the rear. There are three bedrooms and shower room to the floor above.

The benefits of the good-sized plot include landscaped gardens to the rear which feel private and peaceful with a single garage and ample driveway parking.

General Information

Council Tax Band TBC

Services - Mains gas, electric and drainage

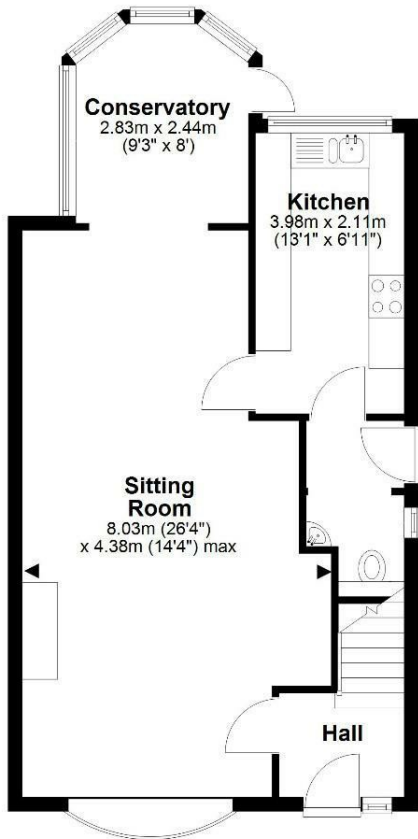
Viewing - By appointment, contact Rounthwaite and Woodhead



Accommodation

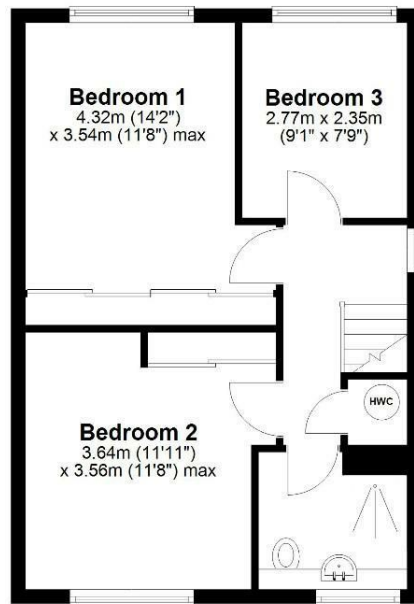
Ground Floor

Approx. 53.6 sq. metres (576.6 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.0 sq. feet)
(excluding unnamed room)



Total area: approx. 92.5 sq. metres (995.6 sq. feet)
39 Orchard Road, Malton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		81	84
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
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