

# ROUNTHWAITE & WOODHEAD

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7lx Tel: (01653) 600747 Fax: 08718 130592



**32 SHOWGROUND ROAD, MALTON, YO17 7PJ**

**An immaculately presented two bedroom bungalow with lovely rear garden, garage and parking**

**Entrance Hall**

**House Bathroom**

**Detached Garage**

**Kitchen**

**Gas Central Heating**

**Enclosed Rear Garden**

**Sitting Room**

**uPVC Double Glazing**

**EPC Rating B**

**Two Bedrooms**

**Driveway Parking**

**NHBC Warranty**

**PRICE GUIDE £245,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800  
Email: [rounthwaite-woodhead.co.uk](mailto:rounthwaite-woodhead.co.uk)

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

32 Showground Road is a well presented two bedroom bungalow located on the popular Linden Homes development, just a short distance from the town centre. The property was purchased NEW in 2019 and has a 10 year NHBC guarantee from the date purchased. The accommodation comprises; a well equipped modern kitchen with space for dining, a sitting room, two bedrooms and a house bathroom suite. To the rear of the property there is a lovely enclosed garden with various flowerbeds and a wealth of mature shrubs making up the borders along with a patio and gravelled area for sitting out. Adjacent to the property is ample driveway parking for several vehicles and a detached garage.

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 variety of sporting and social clubs 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

Services: Gas Central heating, mains water and electricity. Connection to mains drainage.

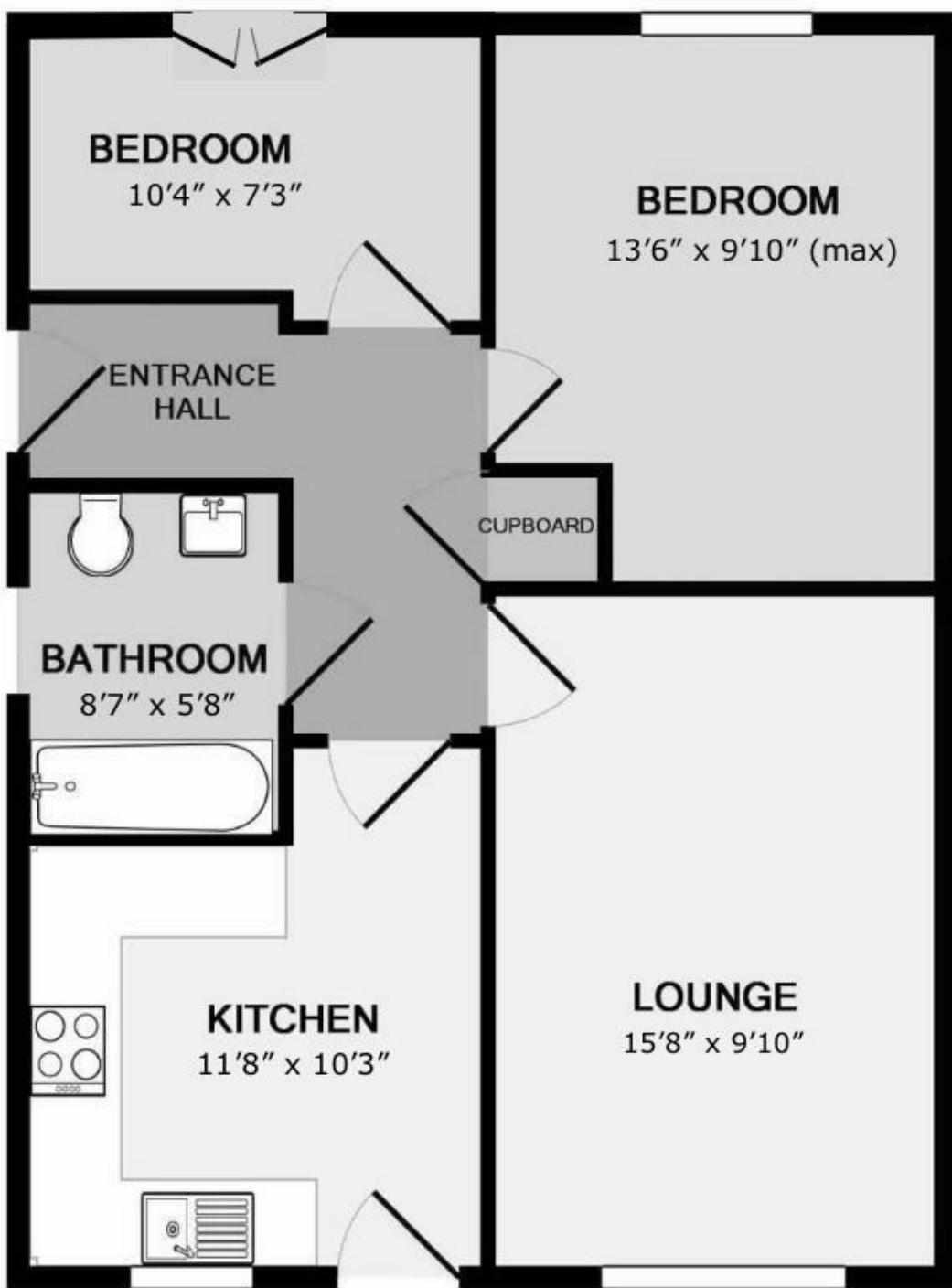
Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

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

Council Tax: Band C.



## Accommodation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		97
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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