

ROUNTHWAITE & WOODHEAD

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



3 BLACKTHORN AVENUE, MALTON, YO17 7PQ

A beautifully presented Four Bedroom family home with South Facing Garden located on the popular Linden Homes development

Entrance Hall

Sitting Room

WC

Dining Kitchen

Four Bedrooms (Master En-Suite)

House Bathroom

Gas Central Heating

uPVC Double Glazing

Driveway Parking

Single Garage

Enclosed Garden

EPC Rating B

PRICE GUIDE £345,000

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

www.rounthwaite-woodhead.co.uk

Description

3 Blackthorn Avenue sits in a desirable position overlooking the green 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 warranty from the date purchased. The ground floor provides open plan, versatile living space which is immaculately presented throughout. A well equipped dining kitchen with integrated appliances extends the full width of the property with double doors to the rear garden. The sitting room is to the front of the property with a cloakroom off the hallway. On the first floor there are four bedrooms (master with en-suite) and a house bathroom suite.

Outside there is a lovely enclosed South facing garden with two paved patio areas for sitting out. To the front there is ample driveway parking and a detached single garage with lighting and power.

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

Services: Mains water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central heating, uPVC Double Glazing.

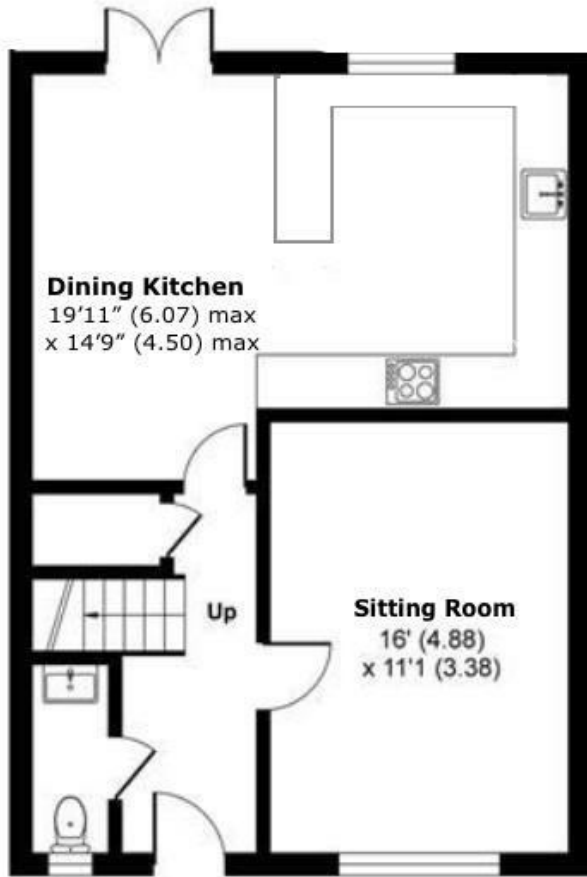
Council Tax: We are informed by Ryedale District Council that this property falls in band D.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

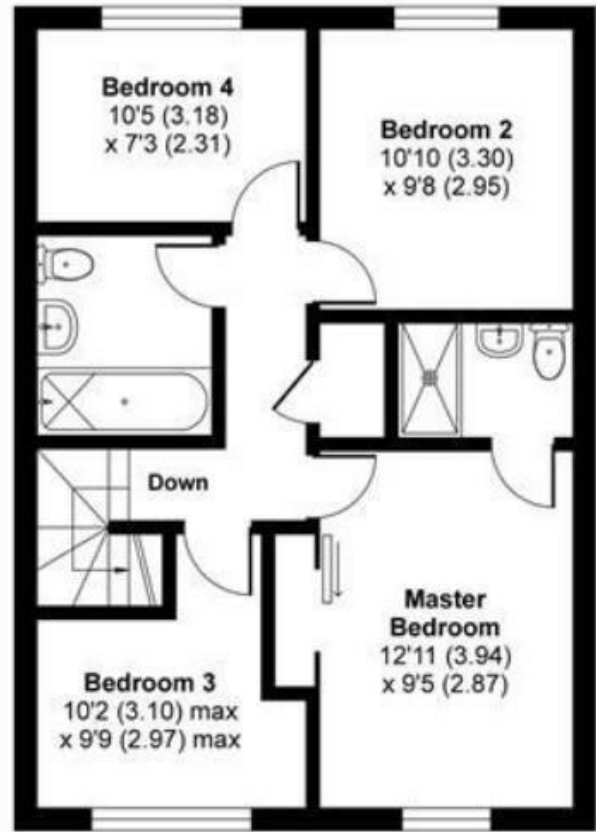
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



Accommodation



GROUND FLOOR



FIRST FLOOR

Total area: approx. 106 sq. metres (1140.97 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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.rounthwaitewoodhead.co.uk

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