

# ROUNTHWAITE & WOODHEAD

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



**58 TOWN STREET, OLD MALTON, MALTON, YO17 7HD**

**An attractive three bedroom family house with garage, parking  
and a lovely enclosed garden**

**Entrance Hall**

**Dining Room**

**Sitting Room**

**Sun Room**

**Kitchen**

**Utility Room**

**Shower Room**

**Three Bedrooms**

**House Bathroom**

**Loft Room**

**Gas Central Heating**

**Double Glazing**

**Garage & Parking**

**Front & Rear Garden**

**No Onward Chain**

**PRICE GUIDE £425,000**

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

58 Town Street is an attractive three bedroom detached property situated close to the centre of this highly sought-after village. The property is nicely set back from the road with a well kept garden and parking to the front. The accommodation is spacious and neatly presented throughout. The sitting room with gas fire flows through to a large sun room with double patio doors. The kitchen overlooks the rear garden and this links with a separate utility room and through to the shower room. There is a separate dining room to the front of the property off the entrance hall. Upstairs there are three bedrooms and a house bathroom along with a separate WC. There is also a very useful attic room with ladder access.

Outside there are well maintained gardens to the front and rear. The rear garden is partly down to lawn with a wealth of established flower beds, mature shrubs and a patio area for sitting out. There is also a useful single garage with lighting/power and driveway parking.

Old Malton is a highly desirable village location convenient for the centre of Malton and the A64 which provides road links east and west. Primary schooling is available nearby and Secondary schooling is available in Malton. Numerous recreational pursuits are available nearby including Rugby and Cricket Clubs, Tennis and Squash. Also good walking along the banks of the River Derwent. Malton has gained regional acclaim for its regular food festivals and there are both good eating establishments and a wide variety of shops in the town.

## General Information

Services: Mains water and electricity. Connection to main drainage. Gas Central Heating.

Tenure: Freehold.

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

Council Tax: We are informed that the property lies in Band E.

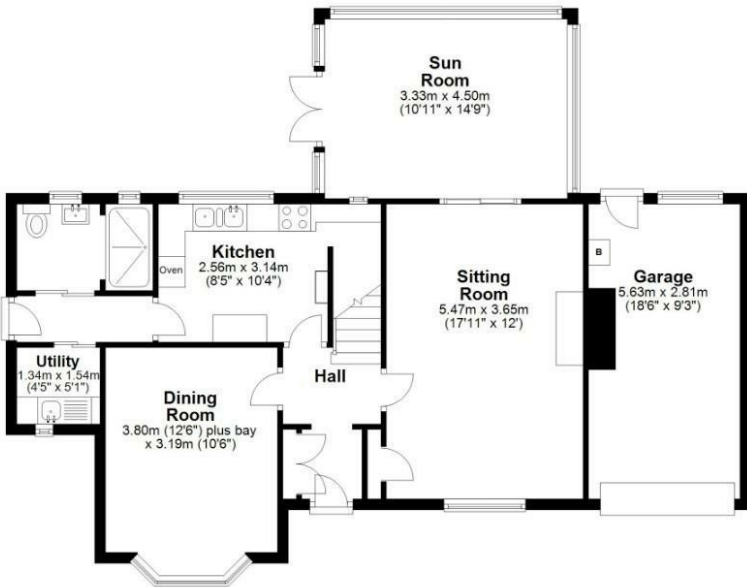




# Accommodation

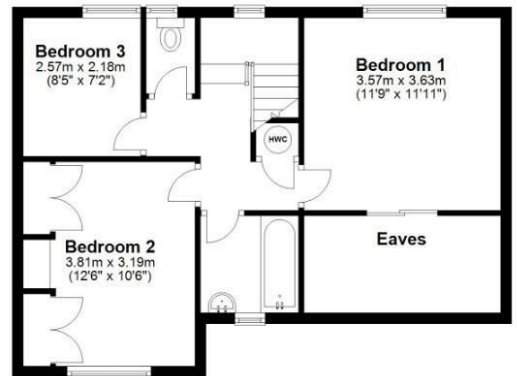
## Ground Floor

Approx. 90.0 sq. metres (968.2 sq. feet)



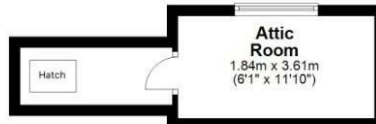
## First Floor

Approx. 51.6 sq. metres (555.7 sq. feet)



## Second Floor

Approx. 10.1 sq. metres (108.3 sq. feet)



Total area: approx. 151.6 sq. metres (1632.1 sq. feet)  
**58 Town Street, Old 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		49	
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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  
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