

Rounthwaite **R&W** Woodhead

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



1 GREEN DYKES, MALTON, YO17 7YZ

Spacious detached home in a most popular location

Two reception rooms

Breakfast Kitchen

Four Bedrooms

**House Bathroom and En
Suite Shower Room**

Landscaped Gardens

**Garage and Driveway
Parking**

Popular Cul de Sac Location

Ideal Family Home

GUIDE PRICE £400,000

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 wonderful detached property is set just off York Road to the South West of Malton, just a short walk from the town centre and the many amenities on offer yet enjoys all the benefits of a small cul de sac position.

A much loved family home, the property has been extended, improved and well maintained yet does also offer scope for cosmetic changes so alterations to suit many potential buyers. A good sized entrance hall leads to two reception rooms and kitchen beyond. The kitchen is fitted with a range of units and offers ample space for a dining area. To the rear is a useful utility space/ boot room which leads to the garden.

To the first floor are three double bedrooms and a fourth, smaller bedroom. There is an en suite shower room to the master and house bathroom.

Externally, the property benefits from well-stocked landscaped gardens to the rear, a single garage and driveway parking.

General Information

Services: Mains water, electricity, gas and 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:

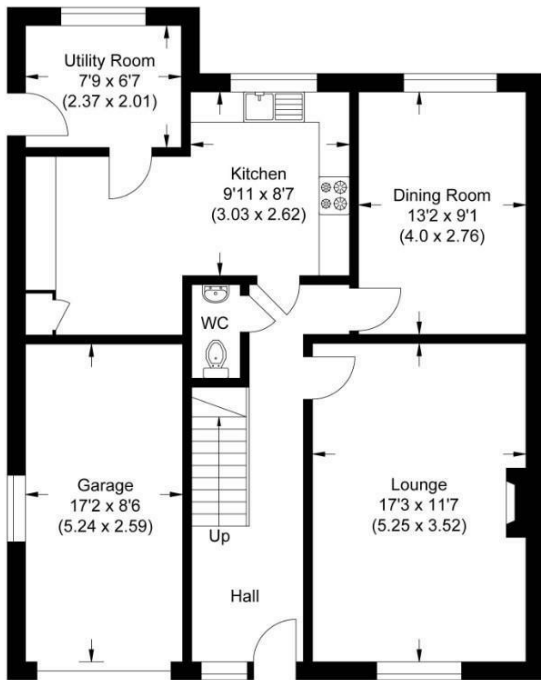
Messrs Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747

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

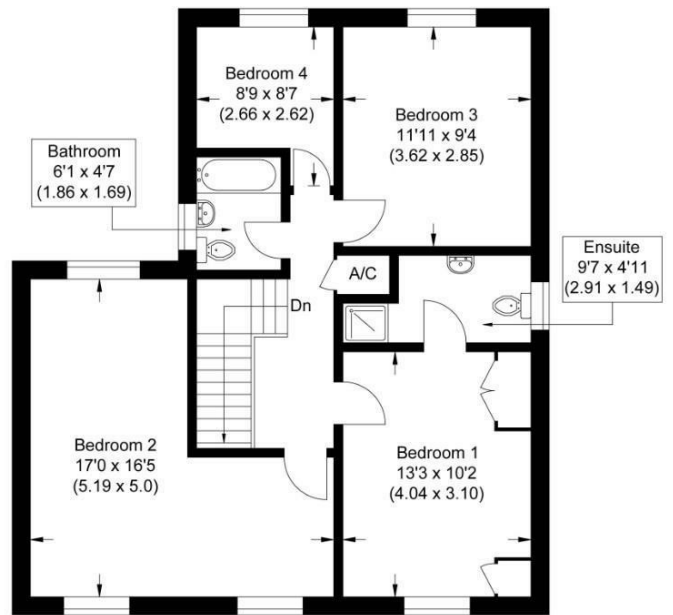


Accommodation

Approximate Gross Internal Area
 130.23 sq m / 1401.78 sq ft
 (Excludes Garage)
 Garage Area 13.57 sq m / 146.07 sq ft
 Total Area 143.80 sq m / 1547.85 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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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