

# Rounthwaite **R&W** Woodhead

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



**3 SCARBOROUGH ROAD, NORTON, MALTON, YO17 9EZ**

**A charming detached, double fronted Grade II listed cottage**

**Sitting Room**

**2 Bedrooms**

**Store**

**Dining Room**

**Bathroom**

**Spacious Garden**

**Kitchen**

**Utility Room**

**No Onward Chain**

**PRICE GUIDE £230,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

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## Description

This grade II listed detached cottage nestles in a spacious plot set back from Scarborough Road. Whilst only a short walk from many amenities and Malton town centre, the property enjoys a real sense of peace and privacy; a rare find in such a location.

Although a much loved home boasting many wonderful features including the cast range, beamed ceilings and original double hung sash windows, the cottage would benefit from various works including a new boiler but offers great potential for improvement.

The accommodation includes two good sized reception rooms, with a wood burning stove in the sitting room and a range in the dining room with flagstone flooring and a period door leading to the garden. To the first floor are two bedrooms and a house bathroom.

Externally, in addition to the cottage garden within fenced and hedged boundaries there is a private courtyard, along with a brick built utility room, brick storage shed and a wooden garden shed. There is also a gravelled area offering potential for parking.

## General Information

Services: Mains water, electricity, gas and drainage.

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

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion. Offered for sale with no forward chain due to relocation.

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

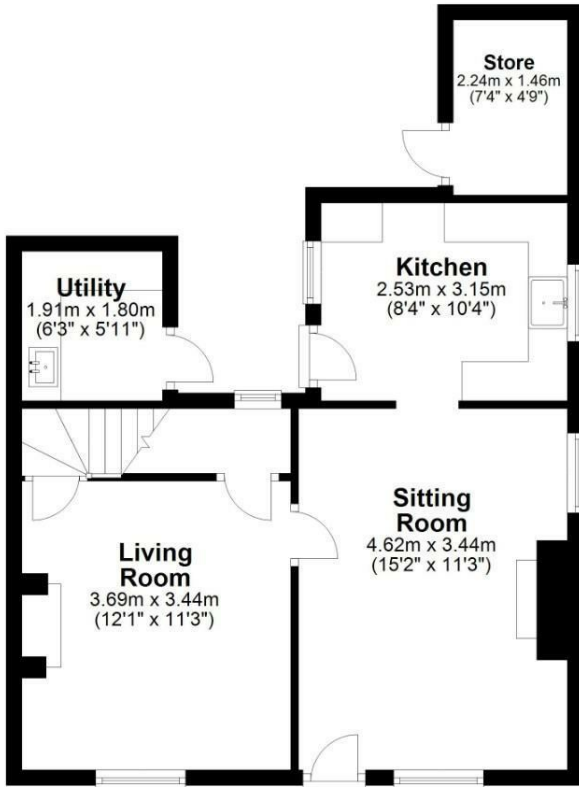




# Accommodation

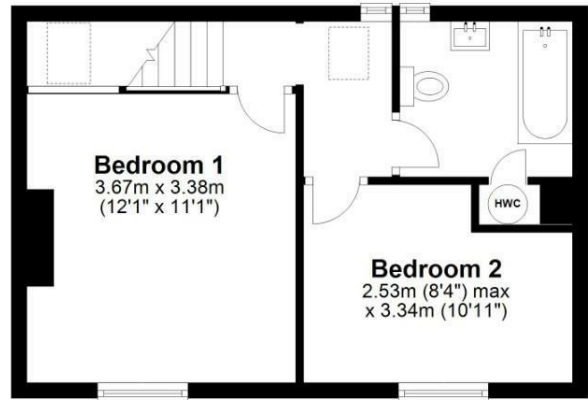
## Ground Floor

Approx. 47.6 sq. metres (512.0 sq. feet)



## First Floor

Approx. 32.2 sq. metres (347.1 sq. feet)



Total area: approx. 79.8 sq. metres (859.1 sq. feet)

3 Scarborough Road, Norton

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</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 energy efficient - higher running costs	
<b>England &amp; Wales</b>	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>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

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