

Rounthwaite **R&W** Woodhead

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



KIPPAX COTTAGE, 48 OLD MALTONGATE, MALTON, YO17 7EG

**A beautifully presented three bedroom property
within a short walk from the town's Market Place**

Entrance Hall

Utility Room

Gas Central Heating

Dining Kitchen

Cloakroom

Enclosed Rear Garden

Sitting Room

Three Bedrooms

Summer House

Conservatory

House Bathroom

EPC Rating D

PRICE GUIDE £299,950

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

Kippax Cottage is a spacious three bedroom home conveniently located just a short walk from the town's market place. The property is immaculately presented and has had various recent improvements including an impressive Laura Ashley kitchen with Villeroy & Boch double Butler sink and integrated appliances along with under floor heating and a wood burning stove. This leads through to a spacious sitting room with open fire and a conservatory which overlooks the garden. To the rear of the property there is a utility room, WC and useful storage. On the first floor there are three double bedrooms and a house bathroom suite with jacuzzi bath and underfloor heating. The landing has access to the loft space which is fully boarded.

Outside there is a lovely and private South facing garden with a lawned area and a patio for sitting out, along with a pretty timber summer house. There is side access to the rear and outside storage/coal shed.

The centre of Malton is within a short distance and offers an excellent range of amenities with the railway station providing links to the Intercity service at York. Both primary and secondary schools are also within a short distance and there are many local sporting clubs including Tennis, Squash and Golf plus other recreational pursuits for young and old alike. The A64 which bypasses the town provides good road links east and west to the motorway network. Malton also offers an excellent range of varied shops, eating establishments and has gained regional acclaim with its regular food festivals.

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 C.

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

Approx. 78.6 sq. metres (845.7 sq. feet)



First Floor

Approx. 46.0 sq. metres (494.7 sq. feet)



Total area: approx. 124.5 sq. metres (1340.4 sq. feet)
48 Old Maltongate, Malton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		58	
(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.rounthwaite-woodhead.com

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