

Rounthwaite **R&W** Woodhead

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



2 RIVERSIDE, BRAWBY, MALTON, YO17 6PY

An attractive two bedroom bungalow with enclosed garden and off street parking

Entrance Porch

Bathroom

Enclosed Garden

Sitting Room

Rear Porch

Parking

Kitchen

Oil Central Heating

EPC Rating D

Two Bedrooms

uPVC Double Glazing

No Onward Chain

PRICE GUIDE £185,000

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

2 Riverside is an attractive two bedroom property built in traditional style and situated in the peaceful village of Brawby. The cottage is arranged on one level and would benefit from some modernisation. The accommodation briefly comprises; entrance porch, sitting room with electric fire, fitted kitchen with space for dining, two bedrooms and a house bathroom.

Outside there is a pretty enclosed garden to the front which has been designed for low maintenance with a various flowerbeds and a wealth of mature shrubs along with a parking space. To the rear there is a private paved patio area for sitting out.

The village of Brawby lies in open countryside between the market towns of Kirkbymoorside and Malton where there are good facilities and amenities and easy access to the A64. There is a railway station at Malton with regular connections to both the east coast and the City of York from where London can be reached in under 2 hours. Brawby is close to the lovely countryside of the Howardian Hills to the south and the North York Moors to the north and within an hour drive of the coast.

General Information

Services: Mains water and electricity. Connection to mains drainage. Oil Fired Central Heating.

Tenure: Freehold.

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

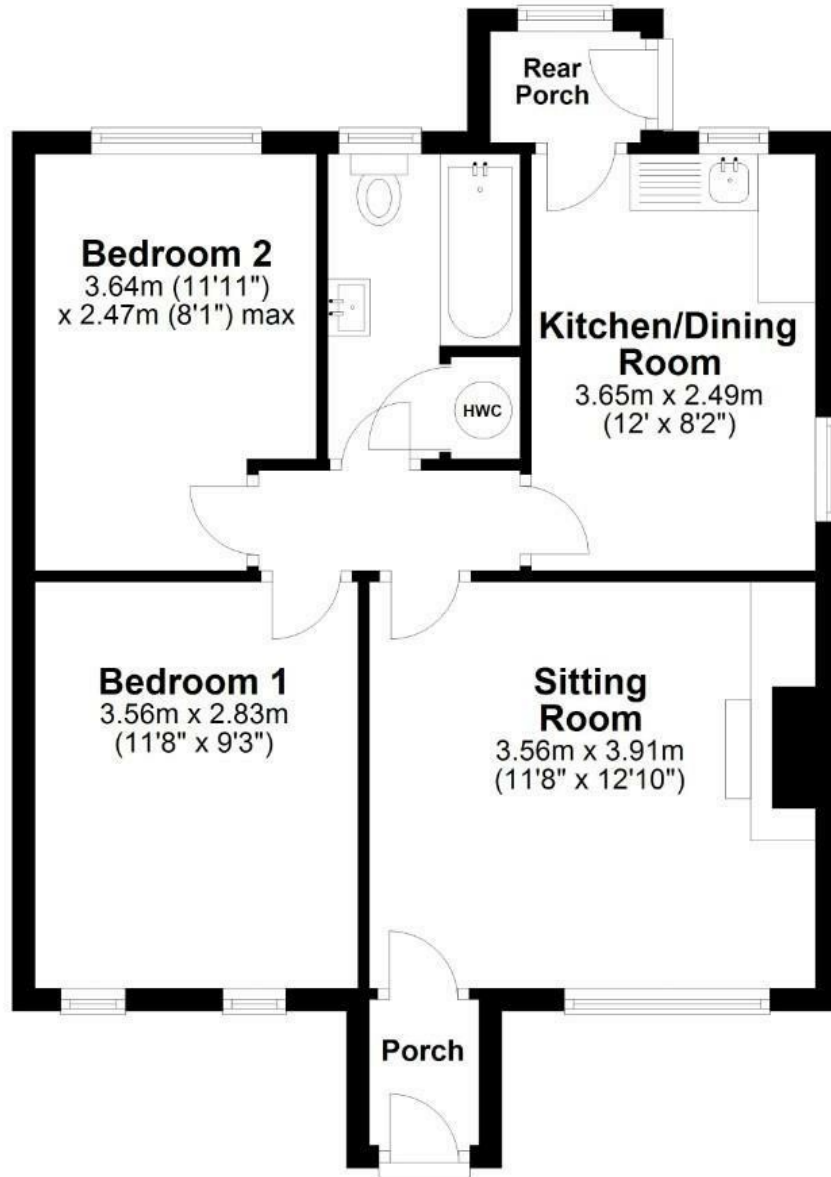
Council Tax: We are informed that the property lies in Band B.



Accommodation

Ground Floor

Approx. 52.7 sq. metres (567.7 sq. feet)



Total area: approx. 52.7 sq. metres (567.7 sq. feet)

2 Riverside, Brawby

Energy Efficiency Rating	
Current	Potential
	100
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	61
(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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