

Rounthwaite **R&W** Woodhead

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



8 GREENGATE, MALTON, YO17 7EN

A 3 bedroom town house near to the Market Place

Entrance Hall

3 Bedrooms

Store

Living Room

Bathroom

Rear Yard

Kitchen/Diner

Central Heating

Central location

PRICE GUIDE £177,500

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

8 Greengate is a 'stones throw' from the centre of Malton with the benefit of many amenities within an easy walk. The mid-terraced house has both central heating and double glazing and is ideal for first time buyers. The entrance hall leads to the sitting room with the kitchen diner beyond. There are two double bedrooms and a single together with a shower room. Outside the yard is flanked by a useful store.

Malton offers an excellent range of amenities with a Bus Station and Railway Station providing links to the Intercity service at York. The A64, which by-passes the town, provides road links both East and West and access to the motorway network. Malton hosts a variety of sporting and social clubs, an interesting range of independent shops and eating establishments and has also gained regional acclaim with its regular food festival. Malton is well located for the Coast, the Moors and the Wolds and is surrounded by lovely countryside.

General Information

Services: Mains water, electricity and gas. Connection to mains drains.

Council Tax: Band B.

Tenure: We are advised that the property is freehold and that vacant possession will be given upon completion.

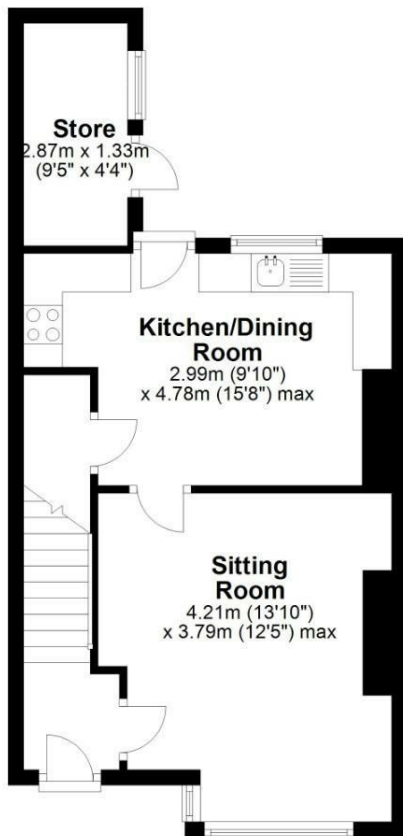
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



Accommodation

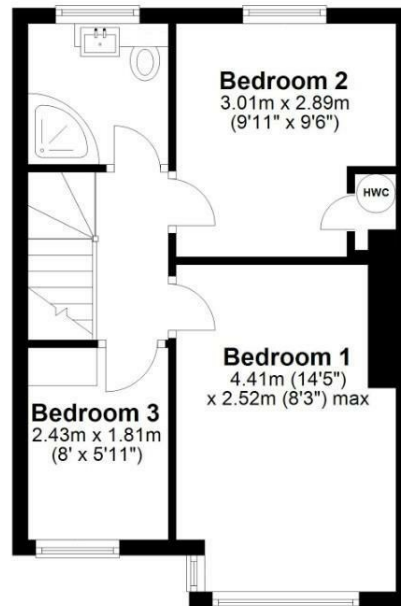
Ground Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.8 sq. feet)



Total area: approx. 69.2 sq. metres (744.5 sq. feet)

8 Greengate, Malton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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