

# Rounthwaite **R&W** Woodhead

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



**28 ROSEDALE AVENUE, NORTON, MALTON, YO17 9DL**

**A substantially extended semi-detached bungalow in a convenient cul-de-sac location**

<b>Entrance Hall</b>	<b>Consevatory</b>	<b>Double Glazing</b>
<b>Breakfast Kitchen</b>	<b>2 Bedrooms</b>	<b>Central Heating</b>
<b>Sitting Room</b>	<b>Bathroom</b>	<b>Garage</b>
<b>Dining Area</b>	<b>Conservatory</b>	<b>Garden</b>

**PRICE GUIDE £225,000**

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

Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk) [www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

## Description

28 Rosedale Avenue comprises an extended semi-detached bungalow situated in a popular cul-de-sac off Beverley Road. The location is convenient with both a local bus service and a Tesco store nearby.

The accommodation provides 2 double bedrooms, a living room with adjoining dining area and conservatory. The extended kitchen is a highlight. The flat roof membrane to the rear has been renewed and has the benefit of a 20 year guarantee.

Malton and Norton offer an excellent range of amenities including the railway station with links to the Intercity service at York. There is an interesting and diverse range of shops, eating establishments and a variety of sporting and social clubs.

Malton has gained regional acclaim for its regular food festivals.

The A64 bypasses the town providing good road communications east and west and the the motorway network. The Wolds, Derwent Valley walks and Howardian Hills Area of Outstanding Natural Beauty are also within easy reach.

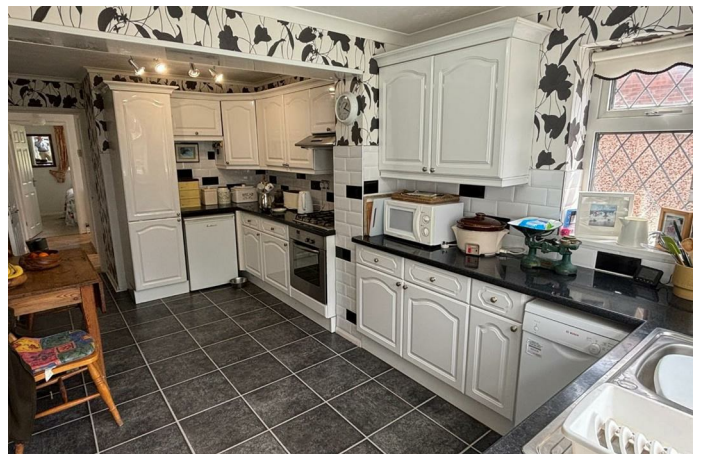
## General Information

Services: Mains gas, water and electricity. Connection to main drainage.

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 C.



# Accommodation

## Ground Floor

Approx. 78.5 sq. metres (845.2 sq. feet)



Total area: approx. 78.5 sq. metres (845.2 sq. feet)

**28 Rosedale Avenue, Norton**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

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