

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



- An attractive two bedroom bungalow
 - Lovely peaceful location
 - Enclosed garden
- In need of modernisation
 - Of street parking
 - No Onward Chain

PRICE GUIDE £175,000

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.

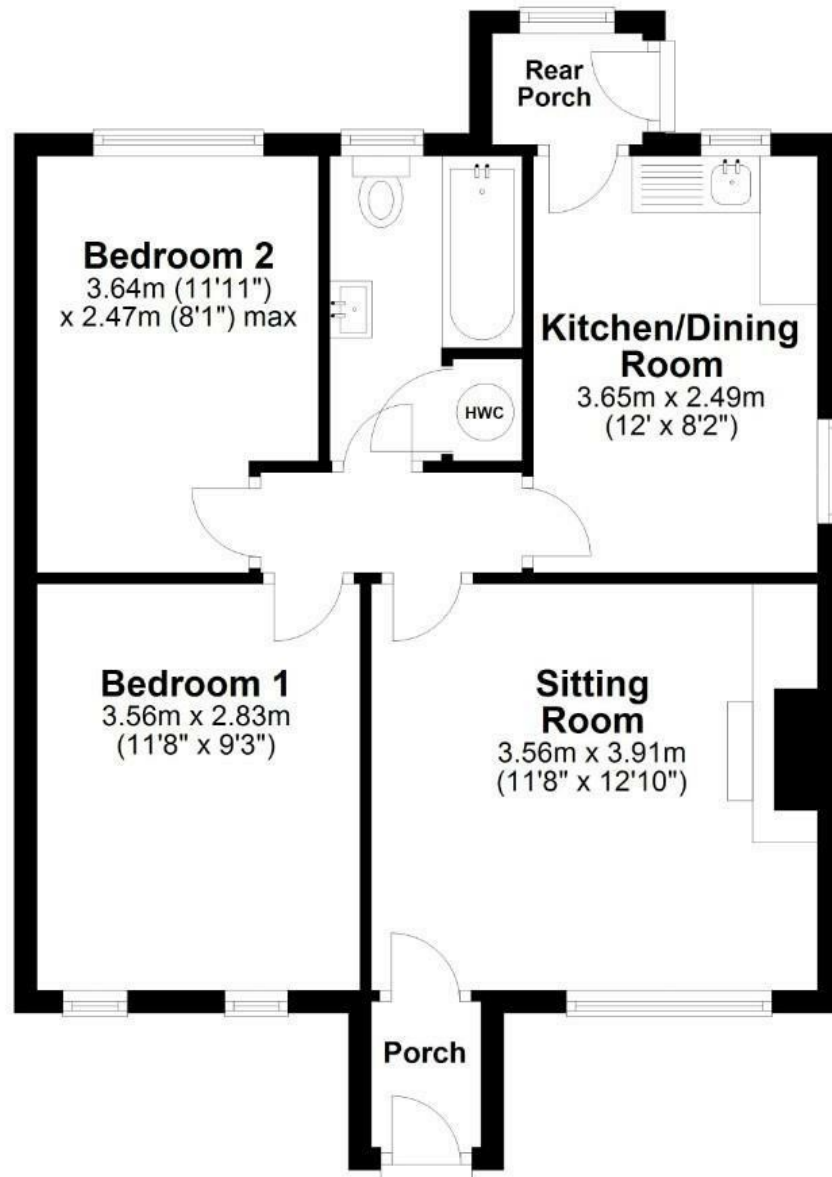
General Information



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
Very energy efficient - lower running costs		100
(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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