

Rounthwaite **R&W** Woodhead

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



OLD METHODIST CHAPEL WEST LUTTON, MALTON, YO17 8TA

Wonderful former Methodist chapel in a popular village location

Entrance Hall
Study and cloakroom
Dining kitchen

**Living room with wood
burning stove**
Three bedrooms

**Bathroom and en suite
shower room**
Small courtyard style garden
Driveway parking

PRICE GUIDE £290,000

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

A former Methodist Chapel, this fabulous property offers wonderfully light and airy accommodation in a popular village location. West Lutton is approximately ten miles to the East of Malton and is well placed for access to the A64 and a range of local amenities yet benefits from an enviable position nestled in stunning countryside.

Well maintained and tastefully presented, the accommodation is flexible and sure to suit a range of potential purchasers. An entrance vestibule and hallway lead to cloakroom and a small study with kitchen beyond. The kitchen is fitted with a range of units and offers ample space for a dining table. The good sized reception room is light filled with windows to three sides and benefits from French doors and a wood burning stove. To the first floor are three bedrooms with an en suite shower room to the master and house bathroom.

Externally is a pretty, well stocked courtyard-style garden and off street parking.

General Information

Services: Mains water and electricity. Connection to mains drainage. Oil fired central heating.

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

Viewing: Strictly by appointment with the Agents:

Messrs Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747

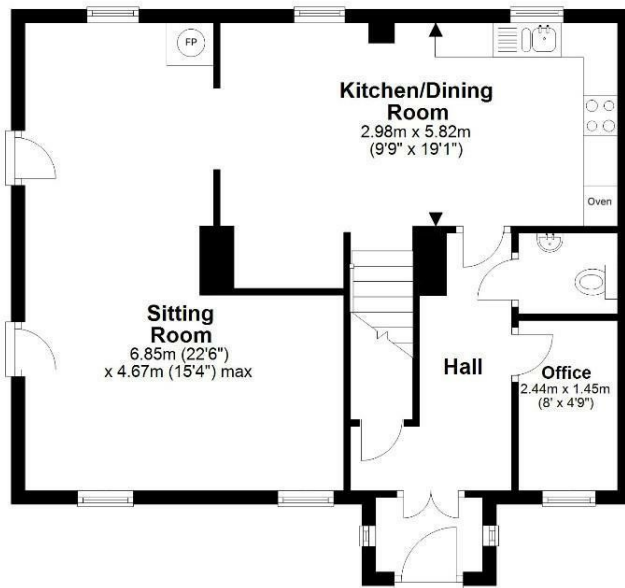
Council Tax: We are informed that the property lies in band D



Accommodation

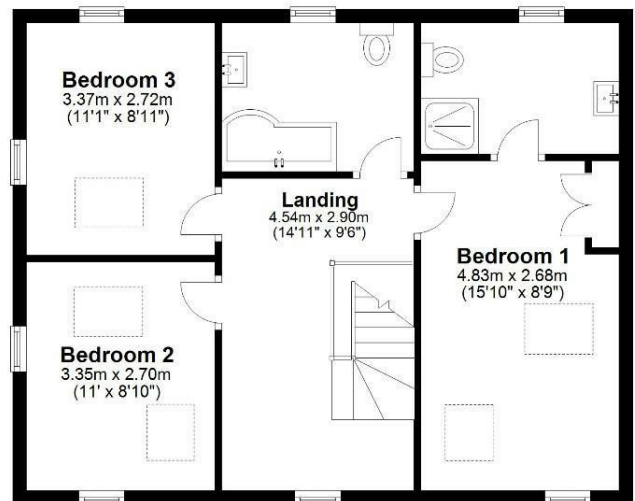
Ground Floor

Approx. 61.3 sq. metres (660.1 sq. feet)



First Floor

Approx. 59.5 sq. metres (640.0 sq. feet)



Total area: approx. 120.8 sq. metres (1300.1 sq. feet)
Old Methodist Chapel, West Lutton

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	83
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		
England & Wales		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

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