

Rounthwaite R&W Woodhead

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

22 WHEELGATE SQUARE, MALTON, YO17 7JB

A well presented two bedroom property in the heart of Malton town centre



- Very convenient central location
- Two double bedrooms
- Parking Space & Low Maintenance Yard
- Open plan modern living space
- Master bedroom with balcony area
- Ideal for first time buyers/investors

PRICE GUIDE £215,000

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

This spacious two bedroom property is set in the heart of Malton's town centre in a quiet tucked away location. The ground floor offers lovely and light open plan living space with a glass frontage and double doors to the front yard. A fitted kitchen with integrated appliances flows through to the living/dining area. There is a separate utility room and boiler cupboard. On the first floor there are two double bedrooms, the master room benefits from a balcony area for sitting out and has built in storage.

The outside space is very low maintenance with a parking space for one vehicle and a small yard area to the front of the property.

The centre of Malton is within a short distance and offers an excellent range of amenities with the railway station providing links to the Intercity service at York. Both primary and secondary schools are also within a short distance and there are many local sporting clubs including Tennis, Squash and Golf plus other recreational pursuits for young and old alike. The A64 which bypasses the town provides good road links east and west to the motorway network. Malton also offers an excellent range of varied shops, eating establishments and has gained regional acclaim with its regular food festival.

General Information

Services: Mains water and electricity. Connection to main drainage. Gas Central Heating. Underfloor 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 C.



Accommodation

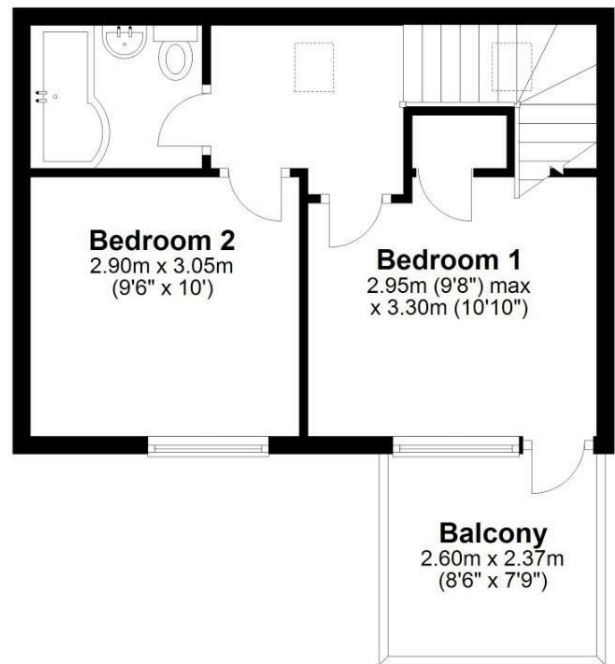
Ground Floor

Approx. 46.0 sq. metres (495.5 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.7 sq. feet)



Total area: approx. 76.0 sq. metres (818.1 sq. feet)

22 Wheelgate Square, Malton

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		
	73	86
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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