

Rounthwaite **R&W** Woodhead

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



HOLLYBANK COTTAGE LEPPINGTON, MALTON, YO17 9RL

A 5 bedroom, contemporary house with lovely garden located in an unspoilt village

Entrance Hall	Cloak Room	2 Bathrooms
3 Reception Rooms	Study	Central heating
Kitchen	Conservatory	Garage
Utility Room	5 Bedrooms	Lovely Gardens

PRICE GUIDE £595,000

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

Hollybank Cottage stands centrally of the village; a small but picturesque village situated on the edge of the Yorkshire Wolds, easily accessible from Malton to the north, and York to the south-west.

The property has been substantially extended from its original construction and offers extensive accommodation of approximately 2600 square feet and a good broadband speed. To the ground floor there are three reception rooms and study together with a breakfast kitchen with aga. In addition there is a spacious utility room, cloakroom and conservatory. At first floor level there are 5 bedrooms, and two bathrooms. The garage is integral, and the delightful gardens predominantly lawned are well stocked with flower and herbaceous borders, trees and high hedged boundaries.

Local villages offer primary schooling and there is secondary schooling in Norton and Malton. Malton offers excellent amenities, and York the usual facilities associated with a major centre including a mainline railway station from where London can be reached in under 2 hours.

The Wolds and Derwent Valley scenery is impressive and there are many local footpaths and bridleways to enjoy.

General Information

Services: Mains water and electricity. Private drainage to treatment plant. Oil fired central heating. A telephone is connected subject to the usual British Telecom regulations.

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

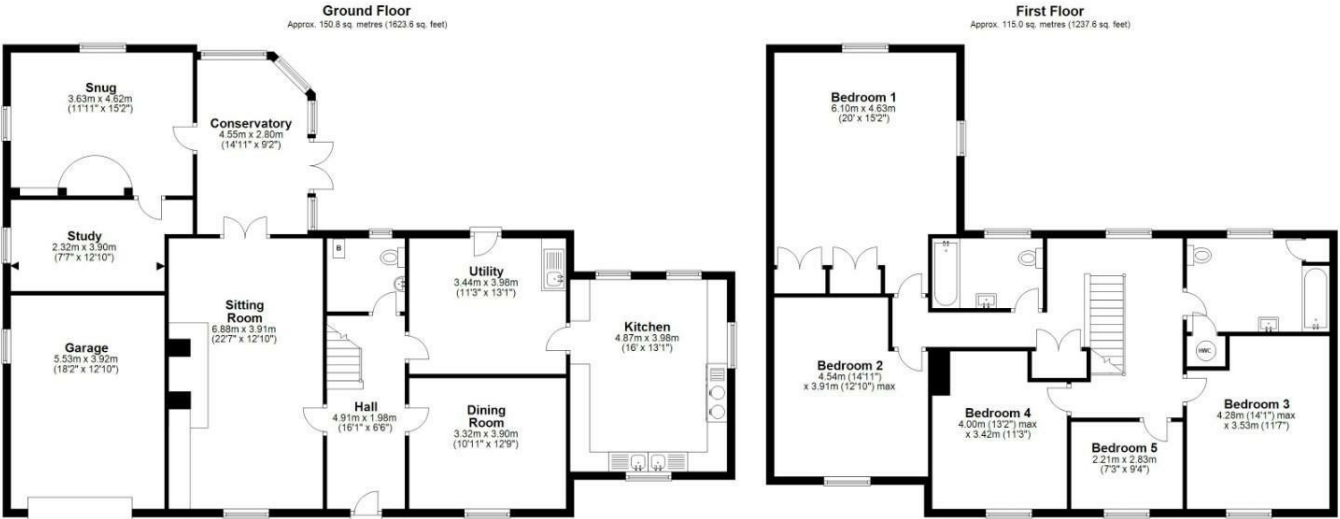
Viewing: Strictly by appointment with the Agents:

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


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




Accommodation



Total area: approx. 265.8 sq. metres (2861.1 sq. feet)
Hollybank Cottage, Leppington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	60	81
(81-91) B		
(69-80) C		
(55-68) D		
(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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