

Rounthwaite **R&W** Woodhead

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



THE BRIARS, 1 YORK ROAD, MALTON, YO17 6AU

A superbly situated detached bungalow with wonderful views over the Derwent Valley towards the Wolds

Entrance Hall

Cloakroom

Sitting Room

Dining Area

Kitchen

Utility Room

Garden Room

Office

3 Bedrooms

2 en suites

gas heating

Workshop

Double Garage

Attractive Gardens

Views

PRICE GUIDE £650,000

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

The Briars is situated in a sheltered location off York Road a short distance from the town centre and convenient for local facilities. Set behind a high boundary wall, the property is concealed from the road and has the benefit of splendid southerly views across the Derwent Valley towards the Wolds. Originally constructed of narrow 'clamp' brick by a well known local builder for his own use the property was subsequently extended by the current owners.

The ground floor has a south facing sitting room, kitchen with dining area, utility room, garden room, office and bedroom with en suite shower room. At first floor level there are two additional bedrooms and an en suite bathroom. Outside, there is a double garage and ample hardstanding, a flagged terrace and garden with a vegetable plot. The gardens are sheltered and screen by mature beech and pine trees.

Malton and Norton offer an excellent range of close to hand amenities including the Railway Station with links to the intercity service at York, a community hospital, doctors' surgery, tennis courts, swimming pool, gyms, cinema, good schooling and an interesting and diverse range of shops. Malton has gained regional acclaim for its regular food festivals. The A64 provides good road communications east and west and to the motorway network. The Wolds, Derwent valley walks and Howardian Hills Area of Outstanding Natural Beauty are all within easy reach.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central heating.

Council Tax: We are informed by Ryedale District Council that this property falls in band F.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

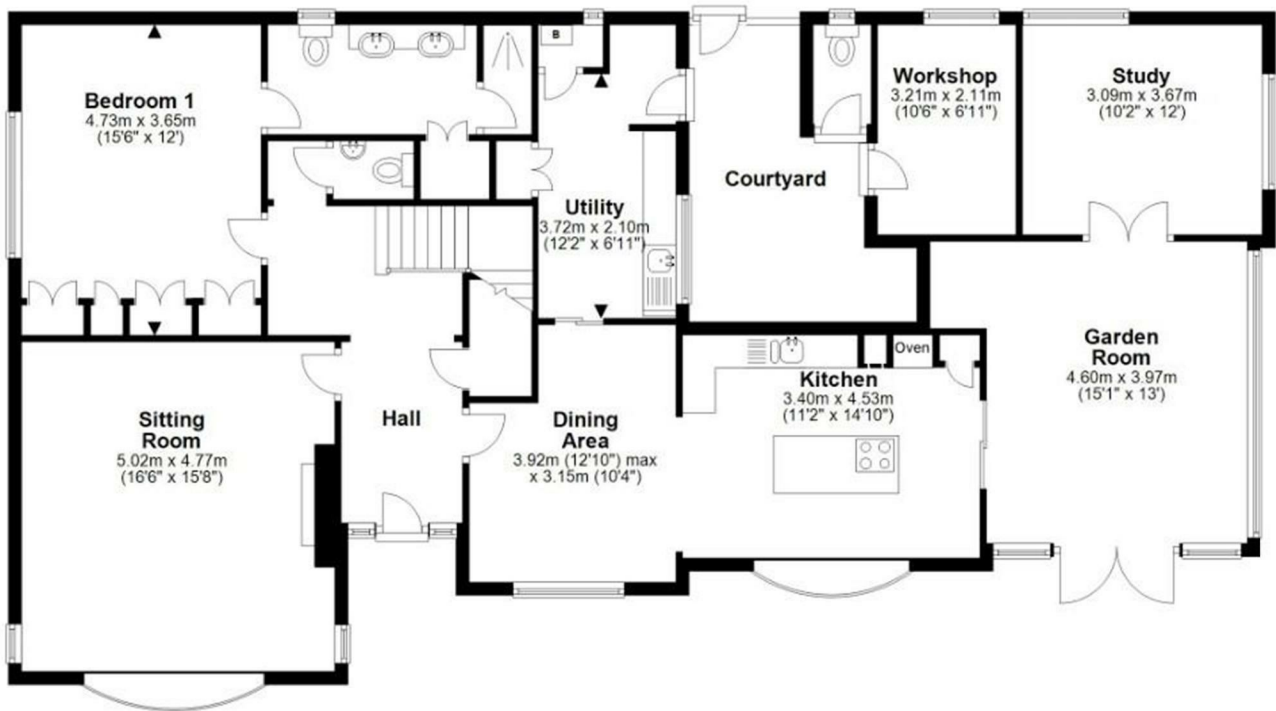
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



Accommodation

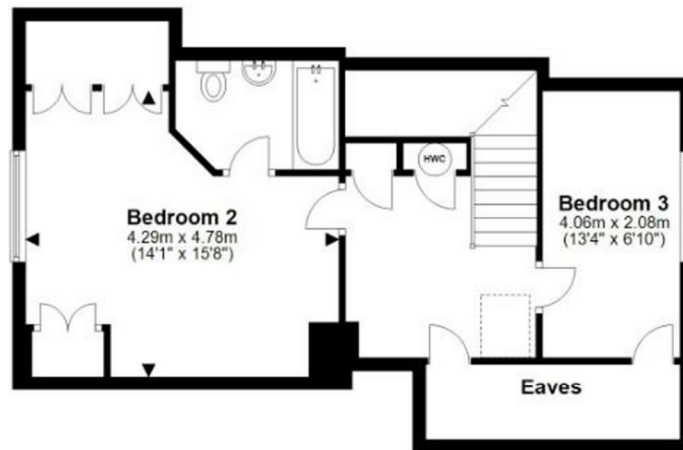
Ground Floor

Approx. 147.0 sq. metres (1582.0 sq. feet)



First Floor

Approx. 51.2 sq. metres (551.3 sq. feet)



Total area: approx. 198.2 sq. metres (2133.3 sq. feet)

1 York Road, 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		
	64	78
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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