

# Rounthwaite **R&W** Woodhead

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

## **7 COLLINGWOOD GARDENS, MALTON, YORKSHIRE, YO17 7YQ**

**A detached three bedroom property, situated in a sought after residential area of Malton.**



- **THREE BEDROOM DETACHED PROPERTY**
- **WELL PRESENTED THROUGHOUT**
- **FRONT & REAR GARDENS**
- **RECENTLY FITTED KITCHEN & BATHROOM**
- **DETACHED GARAGE & PARKING**
- **POPULAR RESIDENTIAL LOCATION**

**GUIDE PRICE £350,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk)

[www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

## Description

7 Collingwood Gardens comprises a detached three bedroom property, situated in a desirable and sought after residential cul-de-sac, located just off York Road. Malton's Market Place and towns amenities are within reasonable walking distance.

The property benefits from gardens to the front and rear, a detached garage and off street parking. Internally, the accommodation is arranged over two floors and is well presented throughout. To the ground floor there is a recently fitted dining kitchen, sitting room with wood burning stove, conservatory and cloakroom. On the first floor there are three bedrooms and a recently fitted house bathroom suite.

Malton 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 festivals.

## General Information

Services: Mains water, gas and electricity. Connection to mains drainage.

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 D.





# Accommodation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	76
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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