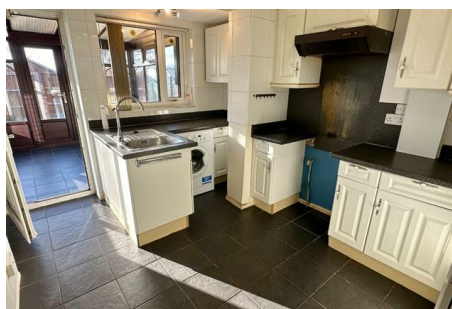


# Rounthwaite **R&W** Woodhead

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

## **26 ROSEDALE AVENUE, NORTON, MALTON, YO17 9DL**

**A two bedroom semi detached bungalow situated in  
a convenient cul-de-sac location**



- Two Double Bedrooms
- Recently fitted Wet Room
- Good potential to improve
- Spacious sitting room with patio doors to Rear Garden
- Driveway Parking & Car Port
- South West facing Garden

**PRICE GUIDE £205,000**

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

26 Rosedale Avenue is a semi-detached bungalow situated in a popular cul-de-sac off Beverley Road. The location is very convenient with both a local bus service and a Tesco convenience store nearby.

The accommodation provides 2 double bedrooms, a spacious sitting room, a recently updated wet room and a fitted kitchen with adjoining conservatory. The property is in need of some modernisation throughout.

Outside there is a car port and ample driveway parking for several vehicles. To the rear is a low maintenance South/West facing garden with two useful timber sheds.

Malton and Norton offer an excellent range of amenities including the railway station with links to the Intercity service at York. There is an interesting and diverse range of shops, eating establishments and a variety of sporting and social clubs. Malton has gained regional acclaim for its regular food festivals. The A64 bypasses the town providing good road communications east and west and the the motorway network. The Wolds, Derwent Valley walks and Howardian Hills Area of Outstanding Natural Beauty are also within easy reach.

## General Information

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

Tenure: Freehold.

Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

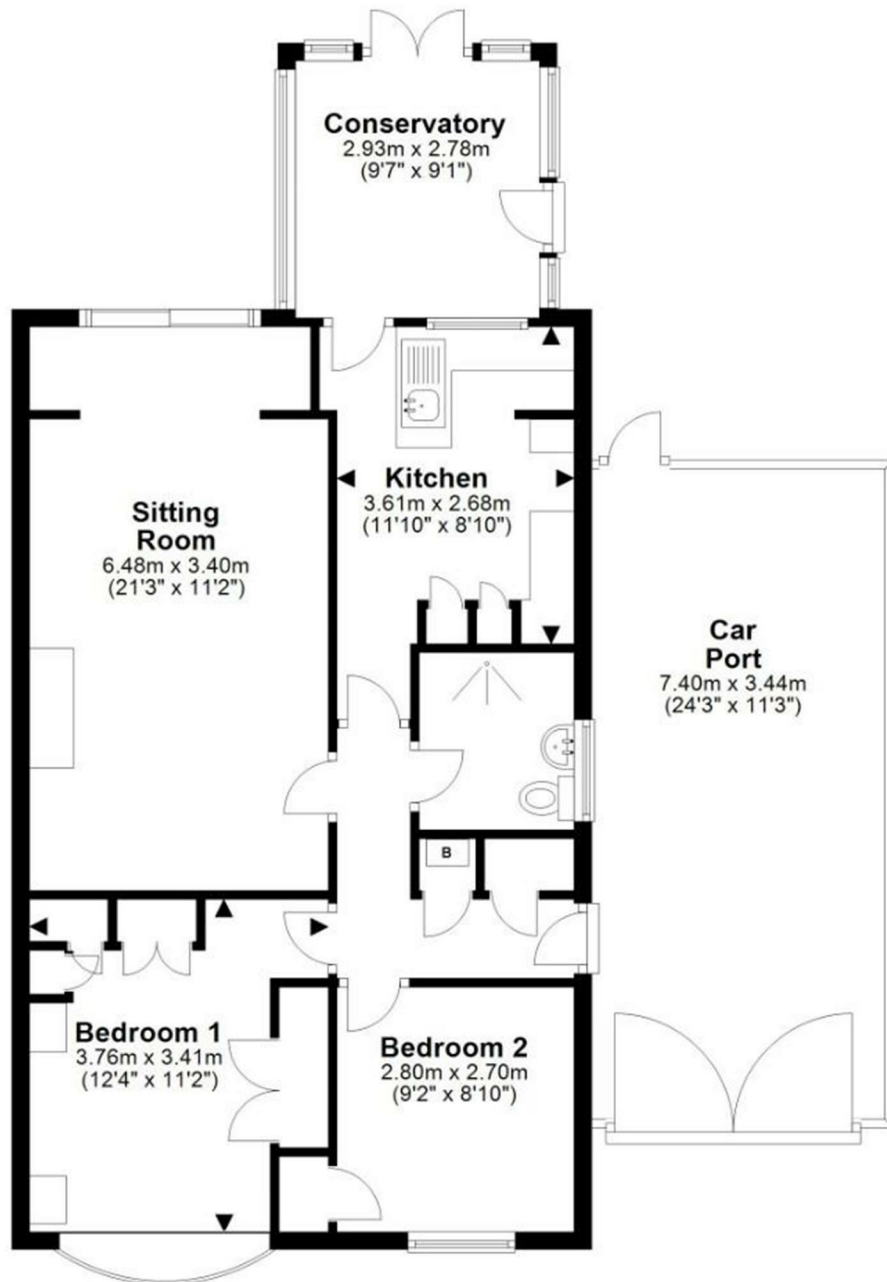
Council Tax: We are informed that the property lies in Band C.



# Accommodation

## Ground Floor

Approx. 72.8 sq. metres (783.1 sq. feet)



Total area: approx. 72.8 sq. metres (783.1 sq. feet)

**26 Rosedale Avenue, Norton**

| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           | <b>85</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            | <b>69</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 |           |                                                                                                                |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                                                                                                                  |
|-----------------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------|
|                                                     | Current | Potential                                                                                                        |
| Very environmentally friendly - lower CO2 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 CO2 emissions |         |                                                                                                                  |
| England & Wales                                     |         | EU Directive<br>2002/91/EC  |



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

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