

Rounthwaite **R&W** Woodhead

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

4 THE BEECHES, GREAT HABTON, MALTON, YO17 6RS



- **Spacious four / five bedroom property**
 - Popular village location
 - Good sized, mature plot

- **Additional study**
 - Bathroom, en suite and cloakroom
 - Garage and driveway parking

PRICE GUIDE £525,000

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 wonderful family home offers truly spacious, flexible accommodation in a village location close to Malton, Pickering and well placed for access to the A64, North York Moors and the coast beyond.

Well-presented and maintained throughout with historic improvements to the layout, the property is sure to appeal to a range of potential buyers. A good-sized entrance hall with cloakroom and access to the study, leads to a large modern kitchen and two good-sized reception rooms. Beyond the kitchen is the utility and boot room with a garage conversion offering additional flexible space which is an ideal guest room / playroom or larger home office. All four first floor bedrooms are large enough to be double rooms with an ensuite shower room to the master and house bathroom.

Set in a good-sized plot, the property benefits from mature, landscaped gardens to the front and rear, a single garage and ample driveway parking.

General Information

General Information; Services: Mains water, electricity and drainage. Oil fired central heating.

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

Viewing: Strictly by appointment with the Agents:

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

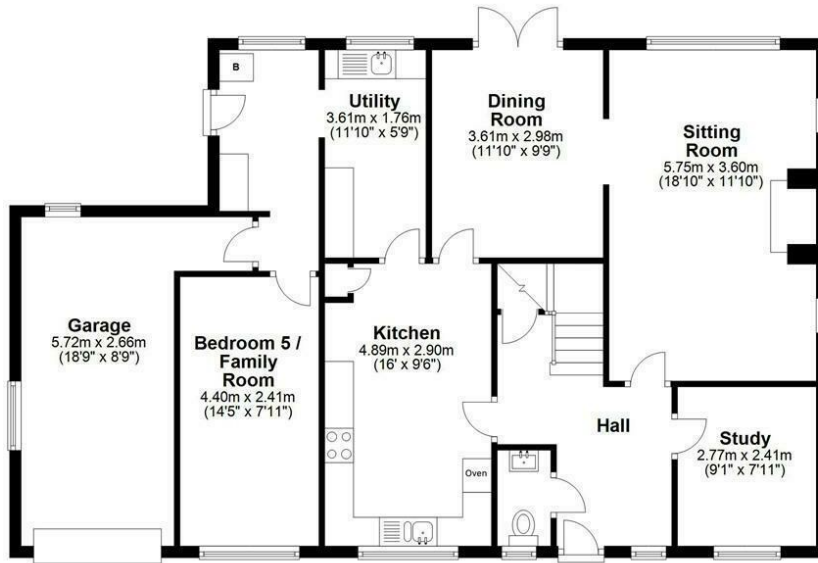
Council Tax: We are informed that the property lies in band F



Accommodation

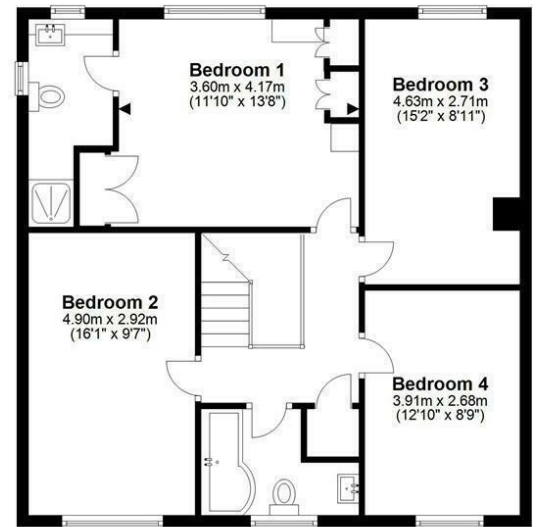
Ground Floor

Approx. 109.0 sq. metres (1173.7 sq. feet)



First Floor

Approx. 73.6 sq. metres (792.1 sq. feet)



Total area: approx. 182.6 sq. metres (1965.8 sq. feet)

4 The Beeches, Gt. Habton

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		
	67	77
England & Wales		
EU Directive 2002/91/EC		

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		
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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