

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

OFFERS IN EXCESS OF £500,000

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

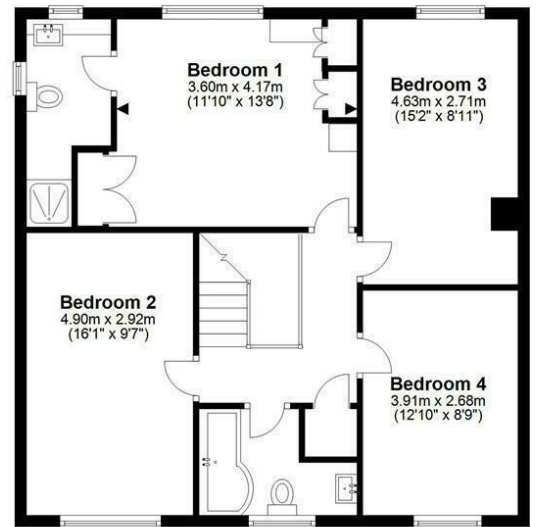
Ground Floor

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



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

Rounthwaite **R&W** Woodhead